

## INTRODUCTION

**vengoechea + boyland** Architecture-Urban Planning, LLP was launched in 2010 by the fusion of two successful Architectural firms with complimentary professional values and vision, practicing urban design, planning, architecture and historic preservation.

**v + b** is a MBE certified firm strategically located, the New York City office in downtown St. George, the civic center for Staten Island; a short ride from downtown Manhattan on the iconic Staten Island Ferry and within walking distance of the historic district.

The firm concentrates its efforts on providing services to the public, institutions and not-for-profit organizations and offers a wide range of design, planning and project services to civic organizations, government agencies, cultural groups, the development community, and individual clients and builders.

## ABOUT THE FIRM

### PHILOSOPHY

**v + b** is foremost an inter-disciplinary practice with expertise in related disciplines. Our goal is to integrate cultural and ecological values into the preservation, planning and redevelopment processes of neighborhoods and communities. We recognize the importance and the contribution that these disciplines have on the quality of life of residents and the character of its public places and architecture.

The practice is founded on the premise that successful transformations of the environment evolve from plans and designs that are rooted in the social, cultural and built contexts of the site and the community.

## FIRM PROFILE

We recognize that land uses; political, cultural and economic activity; history; building typology and design; and the natural environment are all linked in a complex relationship, which give meaning to the sense of place. And that architecture and urban form, regardless of scale and spatial quality, are derived from traditional principles and patterns of city- and town-building.

We are conscious of the need to find workable and sustainable solutions to the interwoven web of challenges we face, thus our practice is dedicated to - the ideal of preservation, urban planning and architecture as art that is functional, responsive, economical, sustainable and enriching in a multitude of ways.

**v + b** projects profit from front-line experience - both partners having been principals of award- winning Architectural firms, they share a longstanding reputation for dedicated service to their clients and communities.

### FOCUS AREAS

**v + b** is a New York City-based consulting firm with proven technical and design expertise, providing a broad scope of Architectural and related services to a diverse client base.

Our practice encompasses small-scale custom residential and site-specific project designs, as well as multi-family developments, and planning and urban design projects. The firm is thoroughly knowledgeable of the regulatory and land use planning frameworks of the Tri-State region and capable of responding to diverse local conditions and contexts with solutions unique to each site and area.

To articulate those ends and strengthen the relationship between various disciplines we offer services in the following thematic areas:

- Architecture
- Historic Preservation
- Urban Design
- Civic Participation
- Planning (all sectors)
- Cultural Heritage
- Public Policy
- Development
- Education & Communication

A strength of our practice is the ability to draw from a pool of independent practitioners as well as larger firms experienced in related specializations to assure the best possible results. Toward the achievement of that goal, our team organization structure allows us to use our size and resources efficiently and allocate specialists on a per-project basis to meet the needs of our clients. This structure has served our clients well.

Past project teams have included architects, planners, attorneys, graphic designers, historians, health professionals, engineers and university professors.

### APPROACH

At **v + b** we believe that design is best achieved through hard work and smart thinking. Our creative process starts with understanding the site and the client's needs, research followed by a synthesis, development of alternatives, evaluation and selection of the concept that works best and is most delightful, then making it happen.

Our office has developed master plans for clients in the public, not-for profit and private sectors. The plans range from blighted downtowns, to underutilized industrial areas, to large-scale complexes containing abandoned historic structures.

**v + b** is able to resolve conflicting planning objectives and regulatory requirements to achieve a consensus between the private sector, government and public interest groups. Recognizing the need for a continuous dialogue between all interested participants permits us to work successfully with government agencies and involved citizen groups.

We offer clients in the real estate industry a broad-based approach to the diverse issues arising during the approval and pre-design processes, laying out action strategies, targeted plans, and zoning alternatives to assist project implementation, public review, and development.

Communities, institutions and civic associations benefit directly from our commitment to residents, owners and building users alike in planning and designing sustainable environments. Individual clients with smaller building projects also benefit from our care and attention to detail in all aspects of our design work until completion of construction.

While our office initiates the design process the old-fashioned way, computer aided design and graphic software programs enable us to quickly convert rough sketches and field data into project development and design proposals. The combination of technology, resources and skills gives the practice added operational capacity and ensures our prompt response to issues arising during the planning and building processes.

**FIRM PROFILE**

**APPROACH TO OVERARCHING PLANNING**

**v + b** plans create an overall vision and direction for a site or neighborhood to direct efforts towards achieving implementable goals, whether it's new zoning standards, raising funds for a building campaign or the program and design of new structures and open spaces. Master plans begin by survey and fieldwork, identifying resources and physical conditions and assessing current uses. Community participation is always an important goal in this process and can be conducted through interviews with neighbors and stakeholders as well as visioning workshops to help identify the programmatic needs and opportunities of those using or living in the site.

In its visioning workshop the office avails itself of proven strategies to encourage participation and achieve consensus that range from mapping exercises and presentations to design and programming activities.

**APPROACH TO DESIGN**

**v + b** design strategies involve combining previously unconnected ideas in new ways to solve problems. Keeping an open mind and letting go of preconceived standards and viewpoints, and looking at something from a different point of view helps us to come up with many potential solutions. These can later be distilled as we evaluate and test them with our clients and in the design studio and then take that leap of faith that makes a project special. While we foster an office environment that creates the conditions that allow design insights to happen, we recognize that the creative process does not happen only during office hours and that ideas and solutions force themselves in unlikely places.

Our steps include brainstorming sessions that define the project and its challenges, setting metrics for the end

result, knowing and understanding the stakeholders, applying a critical design ethic and set of values to the project, identifying long-term standards, shaping a vision and getting feedback, and refining the ideas and presenting.

**SERVICES**

**v + b** is pleased to have worked on projects for local, national and international organizations. These have included many borough and citywide cultural and civic groups, as well as the American Planning Association, the Department of City Planning and the Secretary of Culture of the City of Buenos Aires. Among others the consulting services we provide include the following:

• **ARCHITECTURE**

Site planning, residential and commercial building design, space programming, construction documents, exhibition design and graphics, agency interaction.

• **URBAN DESIGN**

Scale, massing and bulk placement studies; building type design guidelines; visual quality and scenic landscape impact analysis; zoning investigation, open space and cityscape design, street and façade analysis.

• **HISTORIC PRESERVATION**

Rehabilitation, restoration, adaptive building reuse, master planning

• **DEVELOPMENT**

Project development, public review and agency approvals, pre-design coordination and feasibility studies, site planning and targeted environmental assessments.



• **COMMUNITY PLANNING WORKSHOPS**

Planning and design workshops to assist in the production of a consensus design solutions or plans. Preparation of design briefs to guide and provide diverse stakeholder groups with a direction grounded on community and public policy.

• **PLANNING**

Town, community and neighborhood plans, campus and facilities master plans, land use and waterfront development plans. Public planning policy, land management, environmental zoning controls, surveys, and demographic analysis.

• **RESEARCH AND EDUCATION**

Comparative and interpretive studies on city structure and organization; seminars on urban history and development of urban form; cultural districts case studies and land use ordinances.

**v + b COMMUNITY PLANNING WORKSHOPS**

**APPROACH TO COMMUNITY ENGAGEMENT**

v + b believes in incorporating the enriching input of residents and end users in the planning process whether it's in crafting a neighborhood plan, or designing a large-scale site. As part of our master planning services the partners have organized and conducted visioning workshops with citizen and neighborhood groups. We have developed a creative approach intended to elicit participation and achieve consensus based on well-tested community engagement and planning techniques designed to give residents as much freedom as possible to share their ideas.

Our process involves presentations of base data; participatory mapping exercises designed to engage residents and lay the groundwork for

**FIRM PROFILE**

cooperation; group analysis of the community; and the sketching of ideas and planning goals for the future of their community. We have found the shared experience and the spirited debate to be the principal tools leading to the generation of substantive ideas and recommendations.

In 2013 the firm organized the *SI* *imagines: Planning for Recovery Program* in response to the devastation brought about by Hurricane Sandy on the borough's coastal communities and in recognition that community participation in neighborhood planning was absent from the discussion. The purpose of the program, funded by the Staten Island Foundation was to develop a shared, unified, vision for the future of Staten Island's coastal communities in the aftermath of the storm. The workshops brought together Staten Islanders directly impacted by Sandy in a collaborative environment focused on imagining a practical and tangible plan for neighborhood recovery.

The planning workshops achieved their intentions: 1) Got people talking about the future at a moment when the present was overwhelming; 2) Created a forum where ideas could be aired freely, 3) Opened lines of communication between diverse groups; and 4) Identified common areas of concern and established a shared and sustainable vision for the borough's coastal communities.

The material generated at each of the Workshops was analyzed for commonalities and synthesized in composite summary images. Several of those recommendations have been incorporated in the various planning initiatives undertaken by the State of New York and the City of New York and others including The New York Rising Task Force, several private and not-for-

profit groups, and the Department of City Planning is currently building on those initial findings through its Neighborhood Resiliency Initiative study.

The partners have conducted other community visioning sessions and presentations in places as diverse as Sherman Creek in Inwood and Port Richmond in Staten Island.

**v + b IN THE NEWS AND ONLINE...**

**CURRENT FIRM PROJECTS**

- [The Architect's Newspaper/ A torrent of new projects on Staten Island are reshaping the once-forgotten borough](#)
- [The New York Times/ New Life for Staten Island's Derelict Farm Colony](#)
- [Wall Street Journal /New Uses for Old Poor Farm Win Backing](#)
- [New York City Economic Development/ Brielle Avenue](#)
- [SI Live/Senior Housing @ Former Farm Colony](#)
- [SI Live/Seaside Village on Great Kills Waterfront](#)
- [youtube/The Village of Great Kills Harbor](#)

**COMMUNITY OUTREACH AND RESILIENCY**

- [video/SIimagines: Planning for Recovery Program](#)
- [youtube/Post-Sandy Recovery Working Group @ NYIT](#)
- [SI Live/Seeking Inspiration for Staten Island](#)



**PABLO E. VENGOECHEA, RA, APA. PARTNER**

**PROFESSIONAL REGISTRATION:** New York State Registered Architect #020763

**PROFESSIONAL EXPERIENCE**

- 2010 - Date Managing Partner; vengochea + boyland ARCHITECTURE/URBAN PLANNING LLP
- 2002 - Date Visiting Associate Professor of Urban Planning; Hunter College
- 1995 - 2014 Vice-Chairman; NYC Landmarks Preservation Commission
- 1995 - 2010 Principal; Zone Architecture
- 1997 - 2002 Adjunct Professor, Urban Planning; Columbia University School of Arch., Planning & Pres.
- 1990 - 1995 Director - Staten Island Office; NYC Department of City Planning
- 1985 - 1990 Principal Urban Designer; NYC Department of City Planning
- 1983 - 1985 Urban Designer, Office of Development; NYC Dep. of Housing, Pres. & Development
- 1987 - 1992 Adjunct Professor, City College School of Architecture & Environmental Studies
- 1980 - 1983 Design Development, Project Man. & Prod. Edward Larrabee Barnes & Partners
- 1976 - 1979 Exhibition Designer Museo del Barrio
- 1974 - 1976 Clorindo Testa Architects

**EDUCATION**

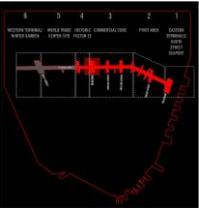
- 2016 Certification in *Post-Disaster Safety Assessment* - California Emergency Mgmt Agency
- 1979 M.S. Architecture & Urban Design; Columbia University
- 1974 Bachelor in Architecture; Pratt Institute
- 1972-1973 Polytechnic of Central London

**CIVIC/PROFESSIONAL AFFILIATIONS**

- 2015 - Date **Sundog Theater Board**, Board Member.
- 2014 - Date **Historic District Council**, Advisory Board.
- 2010 **Aedificatio**. International research institute, Alicante, Spain.
- 2010 **CICOP US**. Founder; International Center for the Conservation of Patrimony US.
- App. 2003 **STATEN ISLAND GROWTH MANAGEMENT TASK FORCE**.
- 2004 - 2007 **DISASTER PREPAREDNESS TASK FORCE**, AIA. Co-chair.
- 2007 - 2009 **ALICE AUSTEN MUSEUM BOARD**.
- 2001 **AWARD FOR EXCELLENCE** -Making Great Communities Happen-
- 1999 **AMERICAN PLANNING ASSOCIATION**. Co-chair of Urban Design Task Force.
- 1983 - 1985 **NYS COUNCIL ON THE ARTS**. Architecture, Planning and Design Panel.

**PANELS & WORKSHOPS**

- 2017 **L'alfaz del Pi**, Community Planning Workshop Coordinator, Spain.
- 2015 - 2017 **Cave Houses of Grenada Spain**, Panel & Guest.
- 2013 **Staten Island Imagines: Planning for Recovery Program**, Co-director.
- 2010 **I international Seminar on Management and Revitalization of Historic City Centers**, Invited speaker. Spain.
- 2008 **IV International Congress on Heritage and History of Engineering**, Speaker. Spain.
- 2008 **JORNADAS PATRIMONIO URBANO**, Invited speaker: Ministry of Urban Development City of Buenos Aires, Argentina.
- 2008 **IX INTERNATIONAL CONGRESS ON HERITAGE AND BUILDING CONSERVATION**, Invited speaker and lecturer: CICP, Sevilla, Spain.
- 2004 **SHERMAN CREEK PLANNING WORKSHOP**, Facilitator, NY.
- 2003 **"PRESERVING THE SUBURBAN METROPOLIS: NEW YORK CITY & BEYOND."** Panel.
- 2002 **"STATEN ISLAND TRIPOD: BOROUGH/SUBURB/REGIONAL LINK."**
- 2001 **SITE PLANNING FUNDAMENTALS**, APA Central America workshop instructor.
- 2000 **"SIGNS OF THE TIMES: A PANEL ON THE FUTURE OF W 34TH ST."** MAS. Moderator.





**TIMOTHY G. BOYLAND, RA, AIA. PARTNER**

**PROFESSIONAL REGISTRATION:** New York State Registered Architect #025062

**PROFESSIONAL EXPERIENCE**

- 2010 - Date Partner; vengochea + boyland ARCHITECTURE/URBAN PLANNING, LLP
- 1997 - 2010 President; Boyland Architecture, P.C.
- 1995 - 1997 Owner/Architect; Timothy Boyland, Architect
- 1981 - 1995 Architectural Designer, Project Architect, Construction Documents Production

**EDUCATION**

- 2016 Certification in *Post-Disaster Safety Assessment* - California Office of Emergency Services
- 2013 Certification in *Hurricane Resilient Building Design for Coastal Communities* - National Disaster Preparedness Center/FEMA
- 1995 B.A. Civil Engineering Technology; City University of New York



**CIVIC/PROFESSIONAL AFFILIATIONS**

- 2015 to Date **East Shore (SI) Resilient Neighborhood Community Advisory Committee**, Member.
- 2015 **American Institute of Architects, New York State**, Albany, President & Board Member.
- 2013 to Date **Governor Cuomo's NY Rising Community Reconstruction and Implementation Committee (Staten Island)**, Member.
- 2013 to Date **Post-Sandy Regional Working Coalition (NY/NJ/Ri/CT)**, Member.
- 2013 to Date **Historic Richmond Town**, Member, Board of Directors, Buildings & Grounds, and Development Committees, Chair/Site Plan and Strategic Planning Task Force
- 2010 to Date **The Willowbrook Mile**, Concept Collaborator and Advisory Committee Member
- 2005-2011 **Staten Island's Growth Management Task Force (LDGMTF)**, appointed by Mayor Michael Bloomberg, and Member, LDGMTF Zoning Subcommittee
- 2008-2011 **AIA Staten Island Chapter**, Director and Representative to the State Board.
- 2011 **NYC's 'Blueprint'**, City Planning Standards Advisory Committee, Member
- 2009-2010 **NYC's Regional/Urban Design Assistance (R/UDAT) Study: The SI Waterfront Project**, Steering and Implementation Committee Member.
- 2009-2010 **Advisory Committee to the NYC's 'Key Terms Text Amendment'**, a comprehensive overhaul of the Zoning Resolution of NYC, Member.
- 2006-2008 **Advisory Committee NYC's West Shore Land Use and Transportation Study**, Member.
- 2007-2008 **NYC's 1st Regional UD Assistance Team (R/UDAT) Study**, Steering Committee Member.



**PANELS & WORKSHOPS**

- 2017 to Date **Post-Disaster Safety Assessment**, California Office of Emergency Services, Trainer
- 2016 **How to Be a Part of the Solution after a Disaster**, The Center for Architecture, Speaker.
- 2014 **Coastal Communities, Tools for Resilience**, NY Institute of Technology, Guest Speaker.
- 2013 **Superstorm Sandy-The Design Community's Response**, Cooper Union, Guest Speaker.
- 2013 **Post Sandy: the effect on the URBAN**, NJ Institute of Technology, Guest Speaker.
- 2013 **Slmagines: Planning for Recovery Program**, Co-creator and Co-administrative Director.
- 2012 **AIA NYS Webinar and Legislative Briefing**, Co-creator/Contributor and Moderator
- 2009 **Trends in Residential Construction**, Albany, NY, AIA New York State, Guest Panelist.



**PUBLICATIONS, AWARDS & CITATIONS**

- 1999 to Date Mr. Boyland's work has been recognized in **The New York Times**, **The Wall Street Journal**, **The Architects' Newspaper**, **Crain's**, **Urban Omnibus**, and other publications
- 2008 **Guide to New York State Livable and Sustainable Communities**, Publication Contributor
- 1999 to Date Mr. Boyland has received awards and citations from **The American Institute of Architects**, **The American Planning Association**, and other organizations.