

Luis Enrique Ramos-Santiago, Ph.D.

■ Assistant Professor, Land-Use Planner, Architect ■

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Clemson, S.C. (USA)

EDUCATION AND DEGREES:

(2018) <i>Doctor in Philosophy</i>	FLORIDA STATE UNIVERSITY College of Social Sciences and Public Policy Department of Urban and Regional Planning Major: Sustainable Transportation Minor: Spatial Analysis Dissertation: "Multi-scalar Assessment of Built-Environment and Bus Network Influence on Rapid-Transit Patronage: The Case of Los Angeles Metropolitan Transit System" GPA 3.89 /4.00
(2009) <i>Master of Planning (MPL)</i>	UNIVERSITY OF PUERTO RICO Graduate School of Planning, Urban and Regional Planning GPA 3.94 /4.00
(2004) <i>Master of Architecture (M.Arch)</i>	TULANE UNIVERSITY School of Architecture
(1993) <i>Bachelors of Architecture (B.Arch)</i>	TULANE UNIVERSITY School of Architecture, five-year professional degree.

ACADEMIC HONORS AND AWARDS:

1. **Dissertation Research Grant - Top Tier:** Graduate School - Office of the Dean, the Congress of Graduate Students (COGS), the Office of the Provost, and the Office of Research; Florida State University (2016-2017).
2. **Multi-year Departmental Full-Tuition Scholarship and Graduate Assistantship:** Department of Urban and Regional Planning, Florida State University (2012-2016).
3. **Academic Merit & Outstanding Performance Scholarship:** Decanato de Estudios Graduados e Investigación (DEGI)/ Dean of Graduate Studies & Research, University of Puerto Rico (2007-2008).
4. **Oswaldo Ruiz Villarubia Graduate School of Planning Outstanding Student Award 2009:** *Sociedad Puertorriqueña de Planificación*/ Puerto Rican Planning Society (under recommendation of the faculty of the Graduate School of Planning University of Puerto Rico (November 2009).
5. **Research & Travel Scholarship, SDG Transport & Urban Planners:** London, U.K.; Decanato de *Estudios Graduados e Investigación* (DEGI)/ Dean of Graduate Studies & Research, University of Puerto Rico (November 2007).
6. **Golden Key International Honour Society:** Florida State University (2013).
7. **Who's Who Among Students In American Universities & Colleges:** Golden Key International Honour Society (1 of 10), University of Puerto Rico (2010).

8. **CNU Charter Awards 2007 Winner:** Congress for the New Urbanism (CNU). Academic investigation project: "Towards an Urban and Sustainable Puerto Nuevo", Philadelphia (summer 2007).
<https://www.cnu.org/sites/default/files/Awards2007.pdf> ;
<http://cnu.civicactions.net/resources/projects/towards-urban-and-sustainable-puerto-nuevo-2007>
9. **Travel Scholarship:** Ecocity World Summit 2008, for paper presentation, San Francisco, U.S.A. *Decanato de Estudios Graduados e Investigación (DEGI)*/ Dean of Graduate Studies & Research, University of Puerto Rico (2008).
10. **Distinguished Youth Award in Urbanism:** United Nations Youth Committee, Puerto Rico Chapter (1998).
11. **First Honors in Architecture:** Newcomb Spring Arts Festival, Tulane University-School of Architecture, Louisiana, USA (1990).

SUMMARY: TEACHING, RESEARCH, LAND-USE PLANNING, URBAN DESIGN, AND ARCHITECTURAL DESIGN WORK

1. **Instructor:** Florida State University, Department of Urban and Regional Planning, Tallahassee, Florida.
Designated instructor responsible for course content, literature, lecturing, and grading.

Undergraduate

- a. "Transportation Issues and Introduction to Urban Transportation Planning" upper-level undergraduate course : Spring 2013, Summer 2013, Fall 2013, and Spring 2014. This course offers a wide transportation policy overview as related to environment, equity, economics, and the historic evolution of coupled urban-transportation systems. In addition it introduces key concepts in urban transportation and the 4-step UTMS transportation planning process.
- b. "Collective Decision-Making in Urban Planning" upper-level undergraduate course: Summer 2015, Fall 2015, Spring 2016. This course presents both quantitative methods for decision-making (i.e. B/C analyses) and a substantial portion focuses in *Principled Negotiation* skills and methods for consensus and collective decision-making. Theory and methods discussions, as well as in-class / out-of-class group land-use negotiation exercises conform the core pedagogical experiences.

Topical

- c. **[Proposed]** : "Transportation and Land-Use Interactions" – Theory
 - d. **[Proposed]** : "Planning for Pedestrian and Bicycle Friendly Communities" – Methods/Design Studio
 - e. **[Proposed]** : "Political-Economy Theories in Transportation Infrastructure Planning" – Theory / Graduate Seminar
 - f. **[Proposed]** : "Urban Utopias : Transportation Utopias" –Theory Graduate / Seminar (syllabus available)
 - g. **[Proposed]** : "Direct Demand Modeling for Transit Planning and Policy Analyses" – Methods (advanced); basic GIS and basic statistical/regression modeling required (i.e. OLS, NBREG; STATA).
 - h. **[Proposed]** : "Origins, Evolution, and Future[s] of Declining Inner-ring Suburbs" – Theory/ Visioning / Urban Design Studio.
2. **Research Mentor / Supervisor:** Undergraduate Research Opportunity Program (UROP) – Center for Undergraduate Research and Academic Engagement, Florida State University; Topic: *Access to Rapid Transit in the U.S. - Statistics and Modal Distribution Analyses*. Students: Alannah Harrington (civil engineering, 2017-2018); Dominique Turnbull (international studies/urban planning, 2016-2017).

3. **Researcher:** Mineta Transportation Institute, San Jose, California (<http://transweb.sjsu.edu/index.htm>). Quantitative and qualitative analysis of modern-era streetcar planning, performance, and implementation in U.S. cities. Conference presentations and peer-reviewed publications (2013-2015).
4. **Research Assitant:** Florida State University, Department of Urban and Regional Planning, Tallahassee, Florida. Quantitative and qualitative research on transit and transportation policy issues. Conference presentations and peer-reviewed publications (2012-2015).
5. **Researcher:** San Juan ULTRA-Exploratory research group (NSF and US Forest Service sponsored Urban Long Term Research Area; <http://sanjuanultra.org/>). Interdisciplinary social-ecological investigations focused on urban and suburban green/gray area dynamics in tropical cities. Researcher, lead author, and collaborator as part of the green areas team (2011-2013, 2016).
6. **Director of Planning and Architecture Departments:** GNA & Associates, San Juan, Puerto Rico. Municipal comprehensive land-use planning, public architecture, and urban design consultancy firm (2010-2012).
7. **Co-founder and President:** “arquitectura | ramos + lozada PSC”, San Juan, Puerto Rico. Public and private architecture, urban design, and municipal planning consultancy firm (2005-2010).
8. **Project Architect:** Luis Flores – Architects PSC, San Juan, Puerto Rico. Architecture and urban design, permits, staff and construction contract supervision (2000-2005).
9. **Senior Architect:** Alexis O. Fernandez-Vives, AIA, Santurce, Puerto Rico. Historic Rehabilitation and Architecture. Materials and systems research, exterior and interior design, detailing, engineering consultants coordination, and ACAD drafting (1998-2000).
10. **Architect:** Marvel, Flores, Cobian & Assoc. PSC, Santurce, Puerto Rico. Staff architect and project architect: conceptual /preliminary / final design, detailing, construction documents elaboration (plans, technical specifications), engineering consultants coordination (structural, electrical, mechanical, civil, safety), client-builder contract management and construction observations (1992-1998).

SELECTED PUBLICATIONS (pr=peer reviewed):

Ramos-Santiago, L.E., Brown, J. (2016, June 9th). Streetcars and light rail services serve different rider markets in American cities [Web log post]. *LSE-US Centre, USAPP* (London School of Economics – American Politics and Policy); link: <http://bit.ly/1YeQPu7>

Meléndez-Ackerman, E.J.; Nytch, C.J.; Santiago-Acevedo, L.E.; Verdejo-Ortiz, J.C.; Santiago-Bartolomei, R.; Ramos-Santiago, L.E.; Muñoz-Erickson, T.A. (2016). Synthesis of Household Yard Area Dynamics in the City of San Juan Using Multi-Scalar Social-Ecological Perspectives. *Sustainability*; 8, 481 **pr** <http://dx.doi.org/10.3390/su8050481>

Ramos-Santiago, L.E., Brown, J., Nixon, H. (2016). The Streetcar Resurgence in the U.S.: Transit Strategy, Growth-Machine Tactic, or Some of Both? *Transportation Research Record: Journal of the Transportation Research Board of the National Academies*. DOI: 10.3141/2540-04. **pr** <http://dx.doi.org/10.3141/2540-04>

Ramos-Santiago, L.E., Brown, J., Nixon, H. (2015). The Transit Performance of Modern-Era Streetcars: A Consideration of Five U.S. Cities. *Transportation Research Record: Journal of the Transportation Research Board*, No. 2534, pp 57-67. DOI 10.3141/2534-08 ; Available at TRR Online <http://trrjournalonline.trb.org/> **pr**

Ramos-Santiago, Luis E., et al. (2015). A Cautionary Tale of Two Streetcars: Little Rock’s River Rail and Tampa’s TECO Line. 2015. Full Issue 18(1). *Journal of Public Transportation*, 18 (1): Available at: <http://scholarcommons.usf.edu/jpt/vol18/iss1/9> **pr**

Ramos-Santiago, L.E., & Brown, J. (2016). A Comparative Assessment of the Factors Associated with Station-Level Streetcar versus Light Rail Transit Ridership in the United States. *Urban Studies*. April 2016; vol. 53, 5: pp. 915-935., first published on February 27, 2015 DOI: 10.1177/0042098015571057 **pr**

Brown, J., Nixon, H., & Ramos, L.E. (2015). *The Purpose, Function, and Performance of Streetcar Transit in the Modern U.S. City: A Multiple-Case-Study Investigation* (No. CA-MTI-14-1201); **pr** <http://transweb.sjsu.edu/project/1201.html>

Ramos-Santiago, L.E., Santiago-Acevedo, L., Villanueva-Cubero, L., Rodriguez-Melendez, Y. (2014). Green Area Loss in San Juan's Inner-ring Suburban Neighborhoods: a Multidisciplinary Approach to Analyzing Green/Gray Area Dynamics, *Ecology & Society*, The Resilience Alliance, ISSN: 1708-3087. **pr**
<http://www.ecologyandsociety.org/vol19/iss2/art4/>

Ramos-Santiago, L. E., Santiago-Acevedo, L., Villanueva-Cubero, L. (2012). Green Area Loss in San Juan's Urban Neighborhoods: Estimation Methods, Environmental Consequences, and Preliminary Identification of Precipitating Factors and Processes. In M. Hompton & M. Heberling (Eds.), *Proceedings of Quantifying Sustainability in Puerto Rico: A Scientific Discussion*, EPA Number: EPA/600/R/12/723(pp. 12-14, Appendix F). San Juan, Puerto Rico (June 5-7, 2012): United States Environmental Protection Agency and Commonwealth of Puerto Rico Environmental Quality Board. [www.http://nepis.epa.gov/Adobe/PDF/P100GN8T.pdf](http://nepis.epa.gov/Adobe/PDF/P100GN8T.pdf)

Ramos-Santiago, L.E. (2011). Planificación e Implementación de Utopías Suburbanas en San Juan de Puerto Rico, *Patrimonio*, Vol. II, pp. 52-61, State Historic Preservation Office, San Juan, Puerto Rico. ISSN: 2157-1880; (website) <http://www.oech.pr.gov/>; (publication) <http://www2.pr.gov/oech/oech/Documents/Revista%20Patrimonio/Patrimonio%20Vol%C3%BAmen%20II.pdf>

Ramos-Santiago, L.E. (2010). Physical Transmutations And Social Disruptions Of The Functional City Paradigm In The Americas – The Case of El Monte Redevelopment, *11th International DOCOMOMO Conference Proceedings-Mexico City 2010 (CD)*, Docomomo International, Barcelona, Spain. <http://www.docomomo.com/shop/node/65>

Ramos-Santiago, L.E. (2009). Towards an urban and sustainable Puerto Nuevo: A green redevelopment of the first suburbs in San Juan of Puerto Rico. M.P. Thesis. University of Puerto Rico, Rio Piedras (Puerto Rico). ProQuest, UMI Dissertations Publishing. Dissertation/thesis number 1478567. <http://search.proquest.com/docview/305041616>

Ramos-Santiago, L.E. (2009). Reconstruyendo Ciudades Deterioradas : El Caso Del Primer Gran Suburbio Puertorriqueño, *Instituto de Arquitectura Tropical (Editorial On-Line)*, Costa Rica, **pr**
<http://www.arquitecturatropical.org/EDITORIAL/INDEX.htm>

Ramos-Santiago, L.E. (2008). Rethinking The City Inside-Out - A Case Study In the Tropics, *Neighbourhood - The International Journal of Neighbourhood Renewal*, Vol. 1, Issue 1. Holden Publishing, Liverpool, U.K. **pr**

SELECTED PRESENTATIONS AND CONFERENCES:

- (2016) **Demonstrating the Value of Multi-epistemological Approaches in Transportation Research** – UCLA Luskin School of Public Affairs, Los Angeles, CA (USA)
- (2016) **The Streetcar Resurgence in the United States: Transit Strategy, Growth-Machine Tactic, or Some of Both?** – The National Academies Transportation Research Board Annual Meeting, Washington DC, (USA)
- (2015) **Streetcar Resurgence in the United States: Transit Strategy or Growth-Machine Tactic?** – ACSP Annual Meeting, Houston, TX (USA)
- (2015) **The Transit Performance of Modern-Era Streetcars: A Consideration of Five U.S. Cities** – The National Academies Transportation Research Board Annual Meeting, Washington DC, (USA)
- (2014) **The Transit Performance of Modern-Era Streetcars: A Consideration of Five U.S. Cities** – ACSP Annual Meeting, Philadelphia, PA (USA)
- (2014) **A Statistical Exploration of Factors Associated with Station-Level Streetcar versus Light-Rail Transit Ridership in the United States**, AAG Annual Meeting, Tampa, FL (U.S.A.)
- (2012) **Green Area Loss in San Juan's Inner-ring Suburbs: A Multidisciplinary Approach to Green/Gray Dynamics**, ACSP Annual Meeting, Cincinnati, OH (USA)

- (2012) **Green Area Loss in San Juan’s Urban Neighborhoods: Estimation Methods, Environmental Consequences, and Preliminary Identification of Precipitating Factors and Processes** - Quantifying Sustainability in Puerto Rico: A Scientific Discussion (EPA), San Juan, Puerto Rico.
- (2010) **Physical Transmutations and Social Disruptions of the Functional City Paradigm in the Americas: The Case of ‘El Monte’ Redevelopment in San Juan, Puerto Rico** – 11th International DO.CO.MO.MO Conference ‘Living in the Urban Modernity’, Mexico City, Mexico.

Notes: TRB (*Transportation Research Board of the National Academies of Sciences-Engineering-Medicine*), ACSP (*Association of Collegiate Schools of Planning, USA*), AAG (*Association of American Geographers, USA*), EPA (*Environmental Protection Agency, USA*), DO.CO.MO.MO. (*Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement - International*)

DETAILED ARCHITECTURE AND URBAN DESIGN EXPERIENCE:

- (Jul. 2017-present) **Architect; 4M Design Group: Fitzgerald Residence – Panama Beach City, Florida (USA)**
As architect I am responsible for meeting with clients and developing schematic and preliminary designs for principal and clients approval. Subsequent design stages will entail design development, construction documents elaboration, permitting, and construction observations.
- (Jan. 2017-present) **Planner / Urban Designer/Architect; 4M Design Group: Summerfield Residential Development – Tallahassee, Florida (USA)**
As staff planner, urban designer and architect I am responsible for re-visioning studies and layout design of a 145+ suburban residential-commercial development in the capital city of Tallahassee. Street network layout redesign, housing models and street typological adaptations, and platting alternatives are being implemented to support a more pedestrian and bicycle -friendly community. I am also involved with other staff architects in the design and construction documents development of several housing models within a typologically diverse Planned Unit Development (PUD) project.
- (Jan. 2017-present) **Project Architect; 4M Design Group: Delta-Zeta Sorority Renovations (FSU), Delta-Sigma Sorority Expansion – Tallahassee, Florida (USA)**
Project architect for comprehensive interior renovations, alterations and site improvements at the Delta-Zeta Sorority House, Florida State University. I am responsible for existing site and building conditions documentation, conceptual design and design development, construction drawings, detailing, accessibility evaluation and adaptations, permit documents elaboration, project construction observations and coordination with contractor within a *design-build* contract format.
- (2012) **Lead Architect, Alvarez-Ramos Residence Remodeling and Construction documents – Livingston, N.J (USA)**
- (Dec. 2009-2010) **Lead Architect, Dr. Ramos Residence Improvements – San Juan, Puerto Rico.**
Lead architect for an upscale residential remodeling project. Selective demolition and substantial transformation of the original reinforced concrete structure was planned and designed. A bio-climatic approach to design serves as the central decision framework for a phased intervention on the structure. An abandoned swimming pool will be transformed into a family garden for organic foods and specific interventions on the residence layout will promote better cross-ventilation and day lighting. Also, renewable energy technology will be integrated to the existing infrastructure.
- (Jun. 2010- Jan. 2011) **Architect; G Navas & Assoc, Inc. in collaboration with URS Caribe, LLP: Municipality of Vega Alta Sports Complex– Vega Alta, Puerto Rico.**

As lead architect and architect of record for GNA & Associates I was responsible for conceptualization, design development and final construction documents execution of a new sports complex in the municipality of Vega Alta, Puerto Rico. I was responsible for coordinating the multidisciplinary design team and production efforts of two collaborating planning-engineering firms. The joint proposal was selected as finalist from a group of four semi-finalists. The design contract was awarded in June 2010 and construction of Phase-1 started in the summer of 2011 and completed in 2014. The probable cost estimate for the entire complex (Phase I and Phase II) is \$8,200,000.

- (2007) **Project Architect, arquitectura: ramos + lozada, csp: Eco-cabaña Sosa Pascual– Rio Grande, Puerto Rico.**

As project architect I was involved in the conceptual and preliminary design phases for the ecologically oriented Sosa-Pascual family cabin near the rain forest of “El Yunque”. Climate, topography, solar and wind patterns have been taken in consideration as well as the integration of renewable energy and organic material recycling resources technologies: Solar panel/photovoltaic technology, solar water heating, nutrient recycling by integrating family orchards with an underground injection system of residual sanitary effluents, recycled (post-consumer) plastic materials, and recycling of discarded electrical and telephone utility posts for structural functions were some of the technologies and strategies implemented.

- (2007) Senior **Staff Architect/ Behar-Ybarra engineers-architects: Mayagüez 2010 Central-American Games: Baseball Stadium and Track & Field-Soccer Stadium –Puerto Rico.**

I was senior staff architect for the new 2010 Central-American Games Track & Field Olympic-standard stadium. I was responsible for architectural design development, detailing, and construction documents elaboration. I also participated in materials and systems research, cost estimating, draftsmen and staff architects’ task coordination, and engineering consultants’ coordination (structural, mechanical, electrical and civil). Final construction contracts for both stadiums were \$37,028,920 (baseball) and \$35,367,581 (track and field/soccer).

- (2006) **Project Architect, arquitectura: ramos + lozada, csp: Hoglund Residence and Apartment Complex – San Juan, Puerto Rico.**

As project architect I was involved in the conceptual and preliminary design phases of the design for a new mixed-use building for Mr. Heath Hoglund. Zoning variance negotiation and permits procuring were also provided.

- (2005) **Project Architect & Planner, arquitectura: ramos + lozada, csp: La Vía Community Rehabilitation – Aguadilla, Puerto Rico.**

As a sub-contracted project architect/planner for *Luis Flores – Arquitectos, CSP* I was involved in the conceptual and preliminary design phases of a comprehensive urban rehabilitation program for a low-income, mostly pedestrian community. New roads and public spaces were proposed jointly with individual rehabilitation of qualified households. The Puerto Rico Department of Transportation and Public Works and the Puerto Rico Housing Department were responsible for financing and coordinating this interagency program.

- (2005) **Project Architect, arquitectura: ramos + lozada, csp: El Monte 739: Interior Remodeling & Rehabilitation of the Ramos-Rodríguez Apartment – Hato Rey, Puerto Rico.**

The Ramos-Rodríguez family purchased a three-bedroom apartment in the distinctive El Monte condominium, an internationally recognized tropical modernism architecture jewel. Selective demolition, substantial finishes removal, and repair of the original terrazzo floor were part of the first phase of rehabilitation. New electrical and plumbing roughing-in was also performed in coordination with a complete kitchen redesign and construction.

- (2004-2008) **Project Architect & Planner, arquitectura: ramos + lozada, csp: San Pedrito Agro-EcoTourism Hotel – Adjuntas, Puerto Rico.**

As principal architect and planner, I was involved in the conceptual and preliminary design phases of an agro-ecotourism complex in the central mountain region of Puerto Rico. Sustainable design principles were incorporated in the conceptual and preliminary design for a new eco-hotel, incorporated within the rehabilitation of an old rum warehouse and distillery facilities. Sustainability principles were also incorporated in the management of the original sugar cane plantation’s 1,300 acres as specified in the federal and state multi-agency management plan.

Diverse natural ecosystems, topography and agricultural activities characterize this unique place in Puerto Rico. Assistance to the client in finance, permits and capital procuring investments was also included.

- (2002-2003) **Project Architect/Task Manager, Versus Corporation (Art, Architecture and Construction Management): Guayanilla, Juana Díaz, and Peñuelas Historic Town Centers infrastructure rehabilitation and public space improvements.**

The Government of the Commonwealth of Puerto Rico embarked on an island-wide historic town center rehabilitation program, investing millions of dollars in replacing electrical and communications systems underground, and improving the public areas and plazas with new paving, substantial tree planting and ADA compliant designs. As task manager for the three aforementioned projects and project architect for the Guayanilla Town Center Rehabilitation I was responsible for final design development, construction document preparation, detailing, technical specifications and electrical/communications system coordination. Also, I was responsible for coordinating tasks for the design team and the supervision of draftsmen.

- (2000-2002) **Project Architect, Luis Flores Arquitectos, PSC: *Juan J. Osuna Elementary School – Trujillo Alto, Puerto Rico; Bo. Maguayo Middle High School – Dorado, Puerto Rico; Canovanas Vocational High School, Canovanas, Puerto Rico.***

As project architect I was in charge of the design development, final construction documents execution, permit applications, and construction supervision for one of the three public school projects within a design-build contract framework. The school I supervised had a contract sum of \$11,000,000 dollars and a total construction area of approximately 75,000 square feet. I was also responsible for the coordination and supervision of the design and drafting team, which consisted of three graduate architects and two draftsmen. Coordination of structural, electrical, and mechanical systems within the architectural framework was also part of my responsibilities.

- **Project Architect, Luis Flores Arquitectos, PSC: *Dorado East Public Terminal Improvements and Adaptive Rehabilitation – Dorado, Puerto Rico.***

As project architect I was in charge of the design concept, design development, final construction documents, and permit applications for the adaptive rehabilitation and general improvements of an existing public transportation terminal and recreational facility. Improvements relating to new construction codes requirements, life safety requirements, and ADA parameters were also incorporated for a new assembly area accommodated within the existing structure. I was also responsible for the coordination of tasks and supervision of the design team, consisting of one architect in training and a draftsman. Final construction cost estimate for the improvement of the two-story steel and reinforced concrete structure is \$2,500,000 dollars for approximately 20,000 square feet. The coordination of structural, electrical, and mechanical systems within the architectural framework was also part of my responsibilities.

- **Project Architect, Arq. Eduardo Molinari & Asociados (EMA): *PFS Caguas Dry & Cold Storage Facilities – Caguas, Puerto Rico.***

As project architect I was in charge of the preliminary and final design development, final construction documents, structural/mechanical/electrical systems coordination, construction permit applications, client/contractor negotiation of a design/build contract, contract management, and construction supervision of a new cooler/freezer and dry storage facility for one of the largest frozen food wholesalers of Puerto Rico. Approximately 15,000 s.f. of freezer space, 10,000 s.f. of cooler space and 12,000 s.f. of dry storage space were built as an expansion to an existing facility in less than six months within a design/build contract framework.

- **Staff Architect, Arq. Eduardo Molinari & Asociados (EMA):**

As staff architect I was responsible for multiple tasks related to several projects of diverse typology and size. Schematic design, preliminary design, final design and construction documents elaboration were the primary tasks. Detailing, construction supervisions, and technical specifications were also executed. Some of the projects in which I participated are:

- *Escambrón Beachfront Park Improvements (Phase 1)*

- *Puerta de Tierra Master Plan / Transportation Study (Planning)*
- *Hogar Teresa Toda Religious / Academic Complex Expansion (Chapel, Dormitory, and School)*
- *Guaynabo Toll Plaza*
- *Utua Vocational High School*
- *Refrigerama New Offices and Storage Facilities*
- *Clínica Las Américas (CLA) Multilevel Parking Structure*

- **Staff Architect, Arg. Alexis Fernández Vives, AIA: *Ochoa Building Historical Rehabilitation, Expansion, and General Improvements – Old San Juan, Puerto Rico.***

As staff architect I was in charge of design development, detailing, final construction documents, and structural, electrical, and mechanical consultants coordination. Key architectural elements of the early 20th century reinforced concrete structure were restored, reincorporated, and/or repaired; together with a complete interior overhaul, new aluminum and wood storefronts, new elevators, new air conditioning system, and a new top floor which incorporates the existing architectural language and historic context of Old San Juan. The final outcome of this private investment project is a polished waterfront jewel with an inspiring interior and a significant aesthetic contribution to the immediate historical and urban context of Old San Juan (World Heritage Site).

- **Project Architect, Marvel, Flores, Cobián & Associates: *Elderly Daycare Center – Santa Isabel, Puerto Rico.***

As project architect I was in charge of conceptual, preliminary and final design development, detailing, final construction documents, construction permits application, and structural, electrical, and mechanical consultants coordination. Also I was responsible for weekly construction supervision visits and client/builder contract management. The project consisted in a complete interior and exterior remodeling, expansion and rehabilitation of an early 20th century reinforced concrete municipal hospital. The project required partial interior and exterior demolitions and substantial new construction in order to accommodate a new program and integrate the building to the adjacent urban context. The total gross area is 8,000 sq. ft. and construction cost was \$800,000.00 dollars.

- **Project Architect, Marvel, Flores, Cobián & Associates: *Playita Cortada Community & Recreational Center – Santa Isabel, Puerto Rico.***

As project architect I was in charge of preliminary and final design development, detailing, final construction documents, construction permits applications, and structural, electrical, and mechanical consultants coordination. Also I was responsible for weekly construction supervision visits and client/builder contract management. The project consisted of improvements and expansion to an existing community center plus the construction and integration of a new pre-engineered open span steel structure to serve as a basketball/recreational facility for an economically disadvantaged neighborhood.

DETAILED URBAN & REGIONAL (MUNICIPAL) PLANNING EXPERIENCE

- (2010 – 2012) **Director and Planner, G Navas & Assoc., Inc.**; Client- Municipality of Vieques *1) Revisión Integral del Plan de Ordenación Territorial de la Isla-Municipio de Vieques; 2) Plan de Área para Desarrollos Turísticos Sostenibles; 3) Solicitud de Cambios en Calificación (Zonificación) y Clasificación de Predio Público y Definición de Parámetros de Desarrollo Para Instalaciones Turísticas Sostenibles, Municipio Autónomo de Vieques- Puerto Rico.*

As an urban/regional planner I was responsible for the coordination and delivery of three interrelated and concurrent land-use planning projects for the island-municipality of Vieques. The three planning instruments includes a municipal/territorial comprehensive land-use plan (within a regional analytical framework), a rural sustainable-tourism district plan, and the rezoning and orchestration of a public-private tourism project implementation plan for a 46-acre oceanfront public property. Some of my duties related to multidisciplinary research and analysis of precedent planning studies (physical-economic-social-environmental), current socio-economic trends identification and analysis, and formulation of new land-use policies and related fiscal/implementation instruments. Also, I assisted and participated in meetings with state and local government officials and the Vieques community. As departmental director I was also responsible for the coordination and supervision of consultants, planning staff and the coordination of GIS mapping updates for the island-municipality.

- (Nov. 2007 – Nov. 2008) **Urban Planning Consultant, arquitectura: ramos + lozada, csp**: Client- **Municipality of Mayagüez, *Desarrollo del Plan de Ensanche #2***,

Our firm developed a conceptual urban master plan for a proposed mixed-use district in Sabanetas Ward. The project was elaborated in agreement with the new Law of Municipal Autonomy and followed a transit oriented development scheme. It includes the integration of a sustainable mid-rise tropical urban block prototype as part of the overall morphological and land-use concept.

- (2005-2006) **Staff Planner, Sky Planning Corporation**: Client- **Municipality of Lares, *Puerto Rico***.

As staff planner I was responsible for coordinating new land-use policies for the municipality of Lares and new zoning maps. I also coordinated the business plan, implementation and structuring of the new municipal permits & planning office, according to the new comprehensive land-use and management plan. Furthermore, I conducted public presentations and educational seminars for public officials regarding the new policies contained in the comprehensive plan and the new responsibilities acquired by the municipality through the new Autonomous Municipalities Act (*Ley #81 de 1991, ELAPR*).

- (2004–2005) **Staff Planner and Architecture Consultant, Sky Planning Corporation**: Client- **Housing Department – Municipality of San Juan, *Puerto Rico***.

As a staff planner and architecture consultant I was responsible for real state evaluations, space planning, interior design, and groundwork for RFQ and RFP documents related to the Housing Department’s efforts to encourage mixed-use and residential projects. These were geared to middle and low-income families in central urban areas.

- (2004 – 2005) **Staff Planner and General Coordinator, Sky Planning Corporation**: Client- **Municipality of Adjuntas, *Plan de Ordenación Territorial***.

As staff planner and general coordinator for the development of the “*Plan de Ordenación Territorial de Adjuntas*” (Municipal Land Use and Growth Management Strategic Plan) I was responsible for coordinating the physical, economic, social and environmental investigations and analyses within a strategic planning methodology (SWOT). Also I was responsible for urban and rural land-use analysis and policies as well as proposing projects and programs for its management. Public presentations for local officials and citizens were also part of my responsibilities as well as the coordination of state and municipal programs within the plan.

- (2002 – 2005) **Staff Planner and Coordinator, Primary Consulting Group**: Client- **Municipality of Mayagüez, *Plan de Ordenación Territorial***.

As staff planner and general coordinator for the development of the “*Plan de Ordenación Territorial de Mayagüez*” (Municipal Land Use and Growth Management Strategic Planning) I was responsible for the coordination of the physical, economic, social and environmental investigations and analysis within a strategic planning methodology. Also I was responsible for the land use analysis, public policy and program proposals for its management. Public presentations for public officials and citizens were also part of my responsibilities as well as coordinating state and municipal programs within the plan. Because the city of Mayagüez was selected to be the host of the Central-American Games in the year 2010, I was also involved in the initial coordination and integration of projects for the Games and the POT (*Plan de Ordenamiento Territorial*), including site evaluations for new sport venues and the future Central-American Games Village.

- **Staff Planner, CEPI (Consulta Económica y Planificación Integral)**: Client- **Municipality of Barranquitas, Municipality of Corozal and Municipality of Villalba, *Plan de Ordenación Territorial***.

As staff planner in the development of the “*Plan de Ordenación Territorial*” (Municipal Land Use and Growth Management Strategic Planning) for the three aforementioned municipalities I was responsible for land use, socio-economic, and environmental data collection, analysis and diagnostics. Preparation of public presentations for public officials and citizens were also part of my responsibilities.

- **Staff Architect, Marvel, Flores, Cobián & Associates**: Client- **Municipality of Cabo Rojo, *Comprehensive Land-Use Plan***; Client- **Municipality of Jayuya and Municipality of Santa Isabel, *Conceptual Urban Master Plans***.

As an intern architect I participated in several urban planning and urban design *charrettes* for rural towns. These served as general town development guidelines. Morphological and typological investigations, graphic documentations of several traditional commercial and housing typologies, and public presentations were some of the performed tasks.

CONTINUED PROFESSIONAL EDUCATION:

- **“Introduction to LEED and Professional Accreditation – Level 100”**
USGBC Caribbean Chapter, October 2009.
 - **“The International Building Code – 2006 Seminar”**
AIA Continuing Education Program, October 2008.
 - **“Ecocity World Summit 2008”**
San Francisco, California (USA)
 - **“CNU Transport Summit 2007 – London”**
Congress for the New Urbanism & The Prince’s Foundation for the Built Environment.
 - **“Casos inesperados: riesgo profesional”** (*Design professional risks seminar*)
CAAPPR, 28th architect’s convention 2006
 - **“Fundamentos del Diseño Sustentable”** (*Sustainable Design Principles*)
CAAPPR, 28th architect’s convention 2006
 - **“Innovative Transport Solutions for Urban projects”**
CIAPR, Colegio de Ingenieros y Agrimensores de Puerto Rico, Jun. 2006
 - **“Urban Tree Planting Design and Technical requirements...”**
AAPR, Asociación de Arbolistas Profesionales de Puerto Rico, Feb. 2005.
 - **“Design/Build for Architects”**
AIA Chapter of Puerto Rico, 2005.
 - **“Arqueología para Arquitectos e Ingenieros”** (*Archaeology for Architects and Engineers*)
OECH, Oficina Estatal de Conservación Histórica: Evaluación proyectos según la sección #106 federal, 2005.
 - **“XI Congreso Iberoamericano de Urbanismo”**
CIU 2004, Puerto Rico.
 - **“Desarrollos Extensos y Consultas de Ubicación”** (*Large Scale Developments Permit Process*).
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 2003.
 - **“Foro Sobre Revitalización de los Centros Urbanos”** (*Seminar on Traditional Town Center Redevelopment*).
Estado Libre Asociado de Puerto Rico, Departamento de Transportación y Obras Públicas, 2002.
 - **“Fundamentos de Gerencia de Proyectos para Arquitectos”** (*Project Management for Architects*)
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 2001.
 - **“Design for Living Rivers”** (*Environmental Hydrology*)
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 2001.
 - **“Conservación de Edificios Modernos”** (*Modern Buildings Maintenance*)
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 2001.
 - **“Taller de Eco-Diseño y Eco-Alojamientos”** (*Eco-Design and Eco-Lodge Design Seminar*)
Universidad Metropolitana, Escuela de Asuntos Ambientales, 2000.
 - **“Ley de Propiedad Horizontal y su Relación a la Arquitectura”** (*Condominium Law and its relationship to Architecture*)
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 2000.
 - **“Introducción a las Finanzas de la Empresa de Diseño y Mantenimiento”** (*Introduction to Design Business Finances*)
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 2000.
 - **“Diseño Estructural Básico para Arquitectos”** (*Basic Structural Design for Architects*)
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, 1999.
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RELEVANT SKILLS:

1. Statistics: STATA v13.1
 2. Geographic Information Systems/Computer Aided Design: GIS (ArcMAP 10.3), AutoCAD (v12).
 3. Transportation planning and spatial analysis software (basic level): CUBE 12.0, TransCAD
 4. General manuscript, database spreadsheets, graphics, and editing applications: MS Office.
 5. Human Subjects Research - Training Certificate (FSU 2012)
 6. Urban - Architectural Design and Research.
 7. Comprehensive municipal land-use planning.
 8. Fluent in Spanish, English, and working knowledge in Italian.
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PROFESSIONAL LICENCES [non-active] (active) AND MEMBERSHIPS:

Professional Planner, Puerto Rico [lic.00804]	American Planning Association (APA)
Professional Architect, Puerto Rico [lic.14533]	Congress for the New Urbanism [CNU-Accredited]
	Society for Urban Ecology (SURE)
	<i>Sociedad Puertorriqueña de Planificación</i> [SPP]
	<i>Colegio de Arquitectos y Arquitectos Paisajistas</i> [CAAPR]

OTHER INTERESTS:

Utilitarian urban bicyclist (model: PUBLIC *Mixte* internal 8-gear)
Sailing (Windsurf, Lido 14, Laser, Soling 21, Hobby Cat)
Vintage poster art (Puerto Rican masters' silkscreen collection)
Manuscript Reviewer (transportation / land-use peer reviewed journals)