

# William W. Riggs, AICP, LEED AP

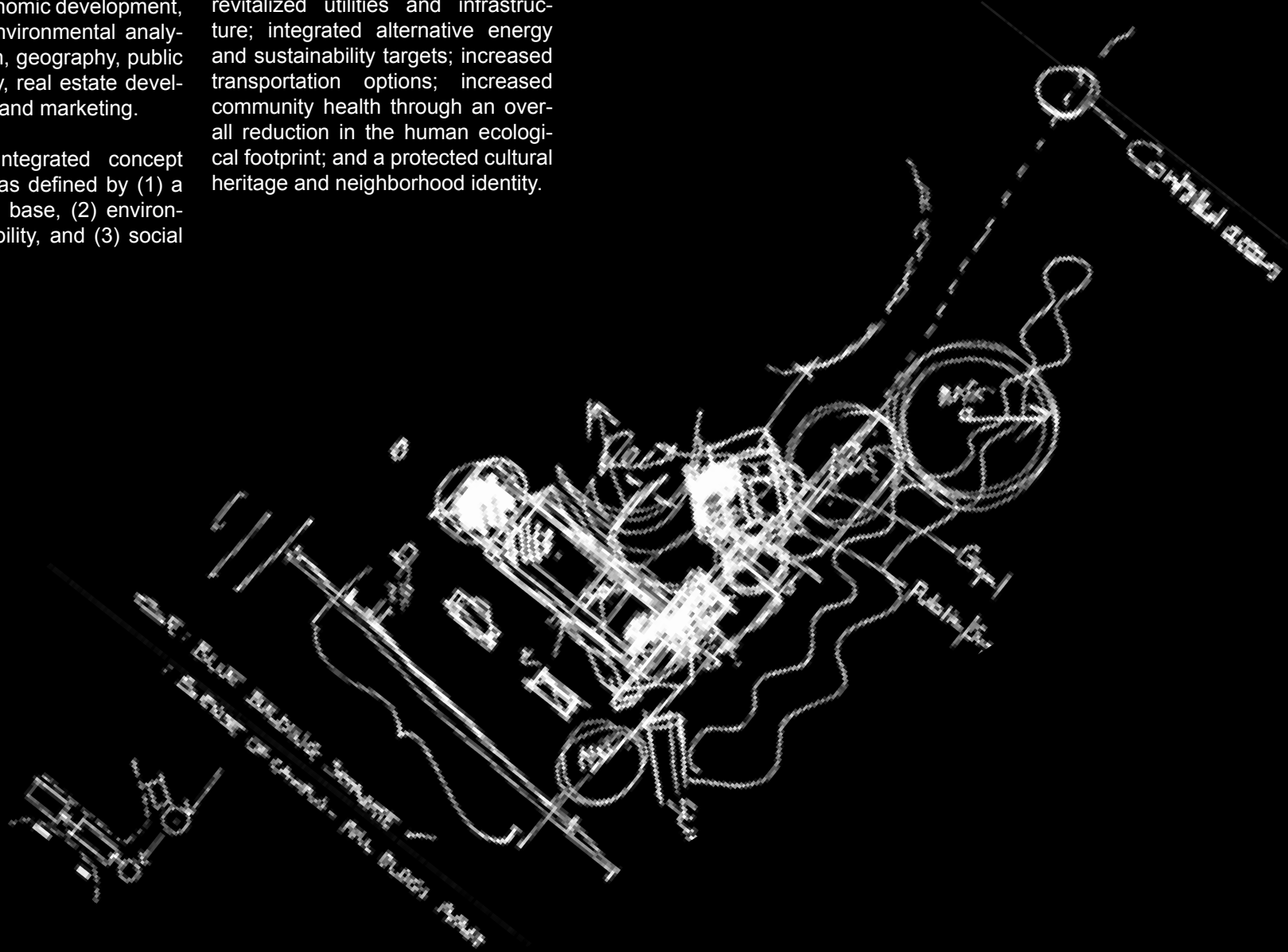


**William Riggs:**

Specializes in a multi-disciplinary approach to planning, with experience and training in land use, sustainable design, economic development, urban design, environmental analysis transportation, geography, public health and policy, real estate development, finance and marketing.

Embraces an integrated concept of sustainability as defined by (1) a sound economic base, (2) environmental responsibility, and (3) social responsiveness.

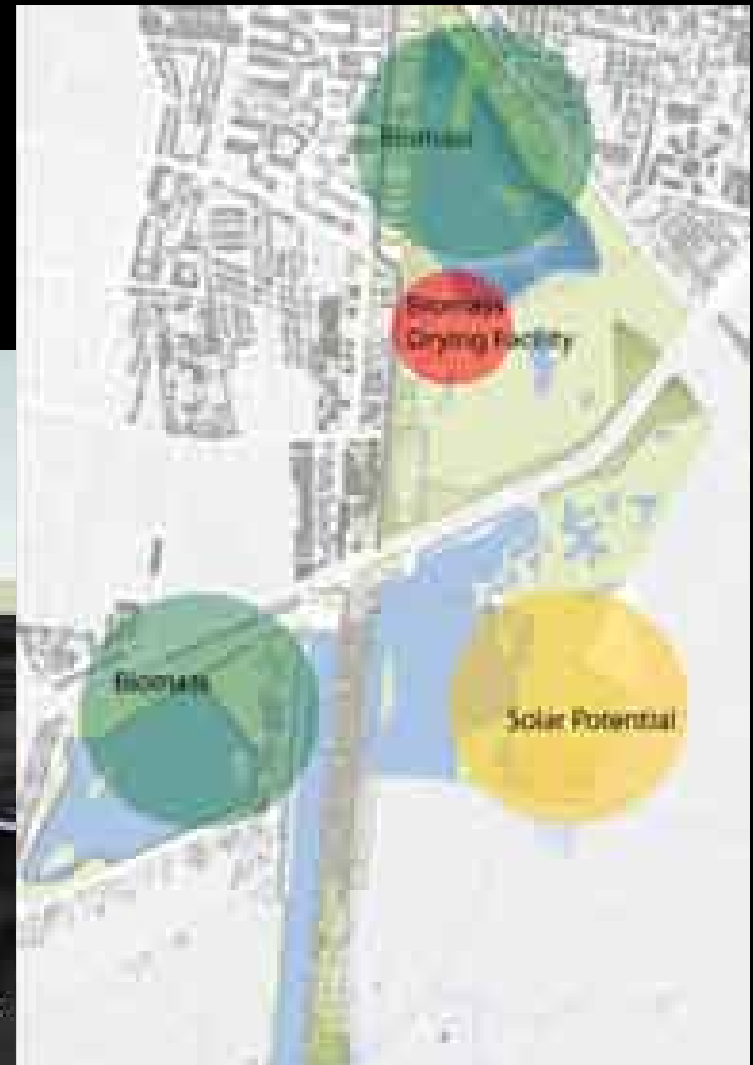
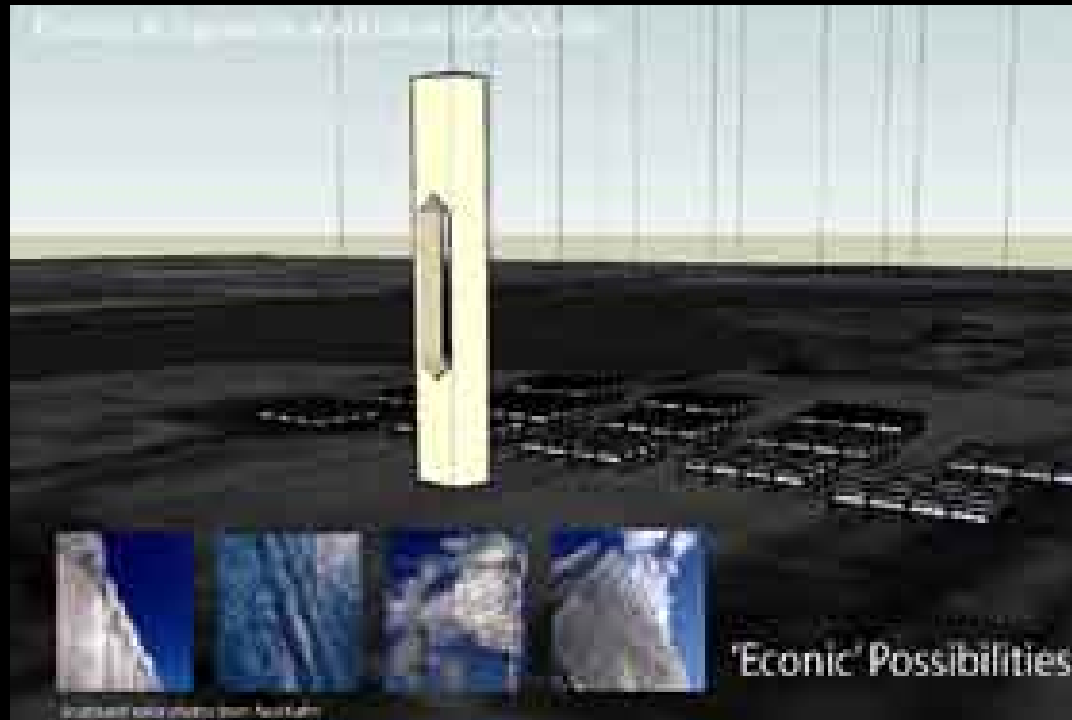
Envisions a goal of vibrant, mixed-use communities with: financially solvent parks and public spaces; revitalized utilities and infrastructure; integrated alternative energy and sustainability targets; increased transportation options; increased community health through an overall reduction in the human ecological footprint; and a protected cultural heritage and neighborhood identity.



## Xochimilco Site Design and Renewable Energy Analysis, Mexico City, Mexico

Created massing model and conceptual design for potential solar features in the Xochimilco area of Mexico City. The proposal was developed to create a signature iconic envi-

ronmental feature that would display sustainable principles espoused by the City administration, 'e-conic' possibilities.



*Solar tower would be 300 to 400 feet, or 3 to 4 times the height of an average 10 story building.*





## **Napa Pipe Masterplan and Site Redevelopment, Napa, CA**

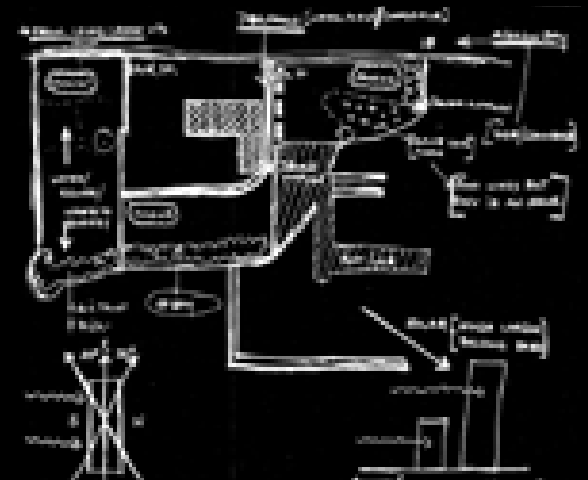
Led efforts to leading master planning, sustainability, transportation, and environmental efforts on the former Napa Pipe industrial site. The brownfield redevelopment, LEED® ND project made use of key New Urbanist principals and innovative design measures to create a sustainable interaction between the Napa River ecosystem and the community.

It also provided 2000+ units of key worker housing for Napa County, assisting the County in meeting its' housing targets. Creative transportation and street level design methods were targeted to reduce trips and create a more walkable community. Innovative new methods for weighing the carbon footprint of various land use alternatives were used to validate and portray the impact of high-density land use and integrated renewable energy features.



**Concord Naval Weapons Station Reuse Plan and Environmental Impact Report (EIR), Concord, CA**

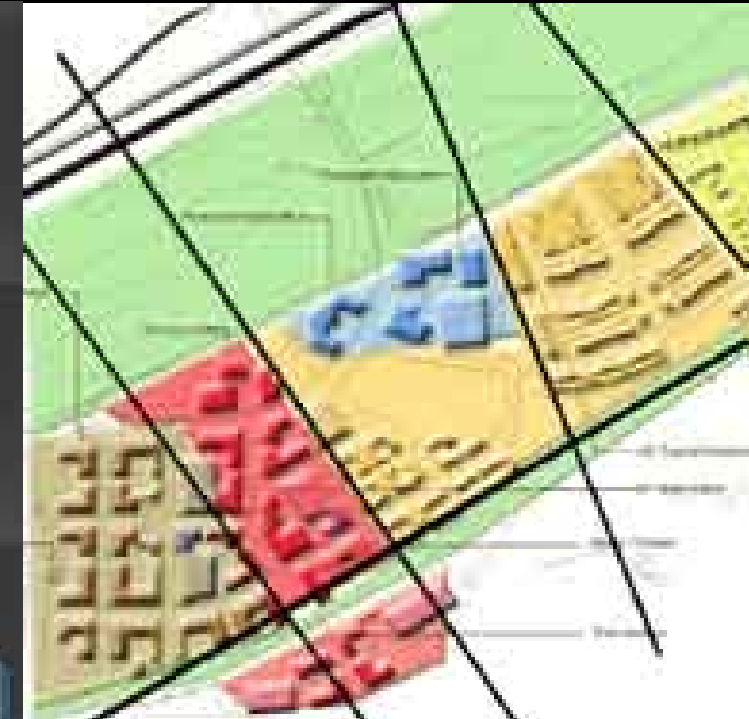
Operated as a key team member for the Environmental Impact Report (EIR) and masterplanning of the former Concord Naval Weapons Station in Concord, CA. Conducted assessment on land use, public resources, recreational assets, visual resources, population, housing, and employment that guided the reuse of the 5,000 acres in a sustainable manner. The project could result in as many as 6,000 new jobs, 16,000 homes and 30,000 residents while protecting the significant environmental site assets that include Mt. Diablo Creek and critical habitat for at least 4 threatened and endangered species.





**Pier 70 Masterplan and Economic Feasibility Analysis, San Francisco, CA**

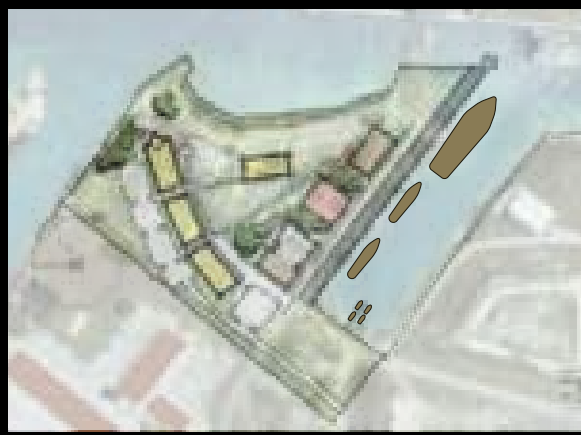
Led a conceptual development plan and economic feasibility analysis for Pier 70 in San Francisco. The study analyzed the residential potential within the project area, and opportunities to create a sustainable “Center for Excellence” that would integrate green design features with housing, bio-tech-focused office, and the historic production, distribution, and repair (PDR) zoning designation, becoming and ultimately create a benchmark for the entire waterfront.



**Sustainability Framework, Vista Canyon Ranch, Santa Clarita, CA**

Land use and transportation planning for a smart growth development in Santa Clarita, CA. Proposed integration of transportation demand management and street-level design measures to reduce trip generation and encourage the use of a central mixed-use town center and the MetroLink Rail corridor as the unifying feature of the development.









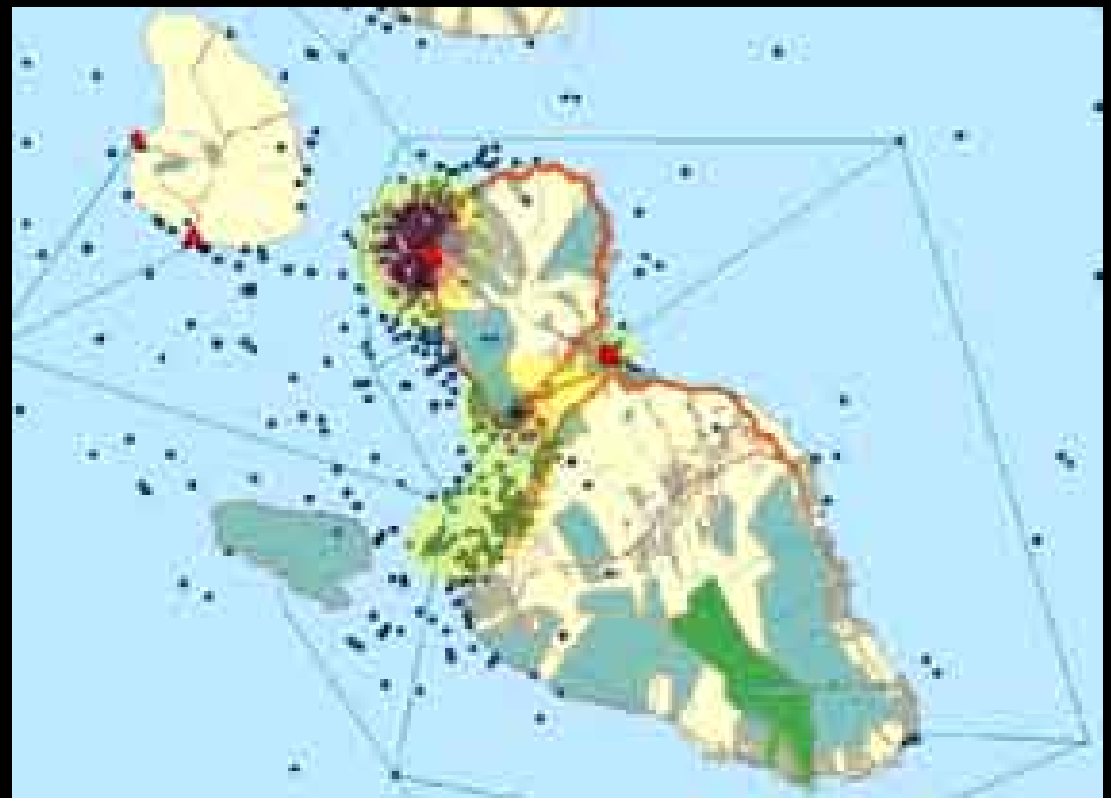


### **US Coast Guard, Oahu Regional Long Range Development Plan (LRDP), Honolulu, HI**

Led space utilization and allocation study that improved efficiency and optimized use of built and open space. Used this information to conduct a constraints analysis for all Coast Guard facilities in Oahu and to create a long-range development plan supported by a site-zoning scheme. This plan will provide a vision for specific capital improvements over the next 20 years. Selected projects were prioritized according to need and detailed cost estimates and project descriptions were provided to justify project priority..

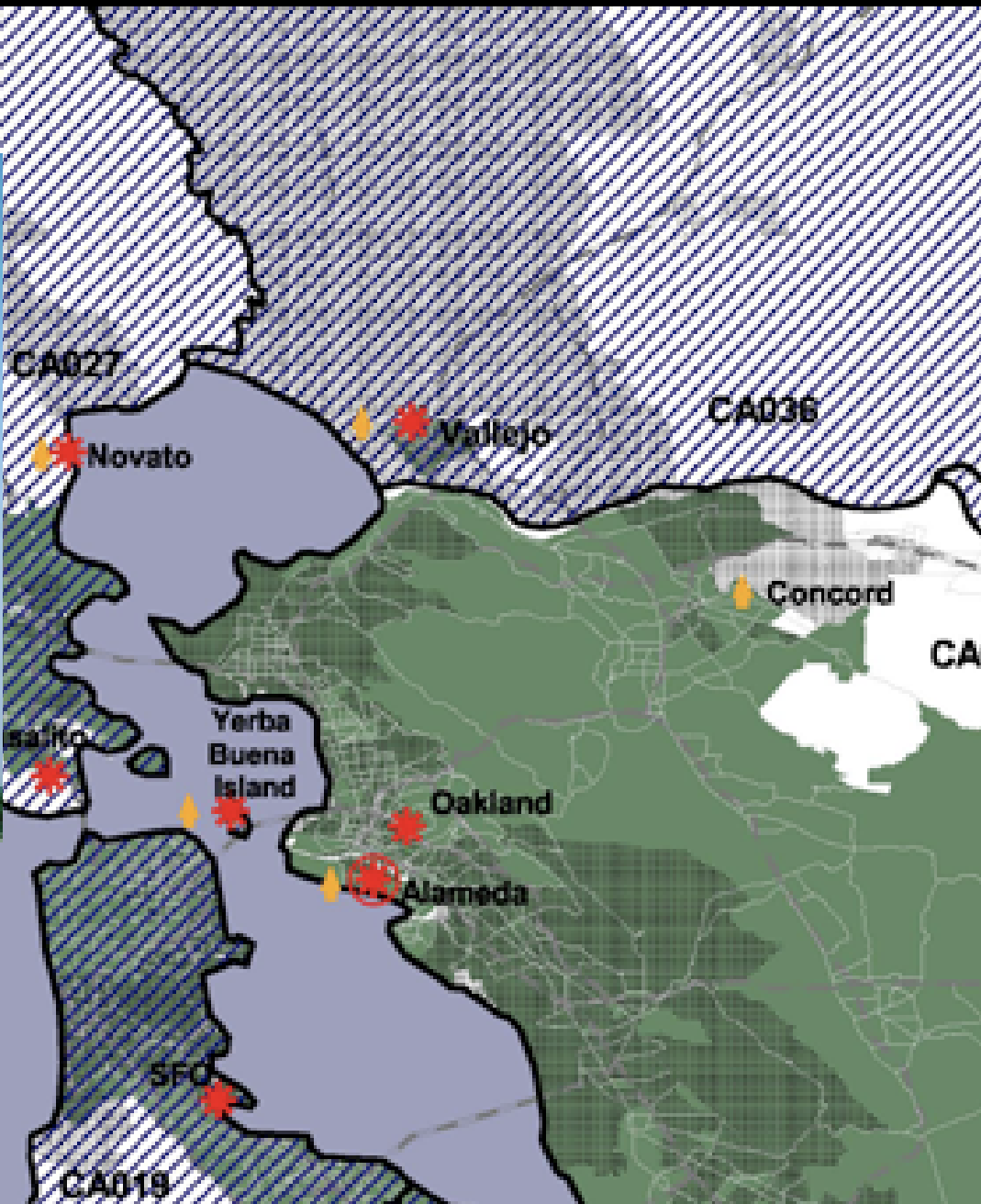
### **Planning and Environmental (NEPA) Studies, US Coast Guard, California and Hawaii**

Conducted planning and NEPA studies for Coast Guard small boat stations in both California and Hawaii, including locations such as ISC Alameda in Alameda, CA, Station Vallejo in Vallejo, CA, Station Morro Bay in Morro Bay, CA, and Station Maui in Maa- laea, HI. This comprehensive planning process that involved conducting: Facility Requirements & Assets Evaluation; Environmental, Structural, and Historic Analysis; Opportunities and Constraints (SWOT); Alternative Development; Economic Analysis; and Selection of Preferred Alternatives.









**Alameda Housing Analysis, Bay Area Strategic Housing Study, San Francisco Bay Area, CA**

Managed a detailed analysis of environmental and planning issues at the former Naval Air Station Alameda, in Alameda, CA. This study weighed complex BRAC issues and assessed the lifecycle costs for transfer of various parcels across the site for alternative federal use. It involved detailed coordination with Navy, City of Alameda, RAB and other local public and private interest groups to determine the best potential land use outcome for all of the local government interests.

The study eventually grew to include an analysis of all federal housing in the San Francisco, Bay Area in order to address a critical housing shortage for government employees in the region. This encompassed many locations including two other former and current BRAC sites in Novato, CA and Concord, CA. The process involved a regional survey for adequate single family and enlisted housing comparing inventory and needs with both market availability and allocated housing allowance (BAH).

It addressed long-term strategies, including privatization and public partnership, to meet housing demand in the most fiscally responsible manner.

**Economic Element and West-side Industrial Study, Santa Cruz, CA**

Conducted research and economic analysis for the Santa Cruz General Plan. Conducted a land-to-improvement analyses using assessors parcel data and GIS software for Santa Cruz's Westside Industrial Area that indicated vacant and/or underutilized land to be targeted for redevelopment. Conducted similar market and entrepreneurial studies for Richmond, CA, NASA Ames Research Park, and the California State Parks Foundation.

## Santa Cruz Westside Redevelopment Area

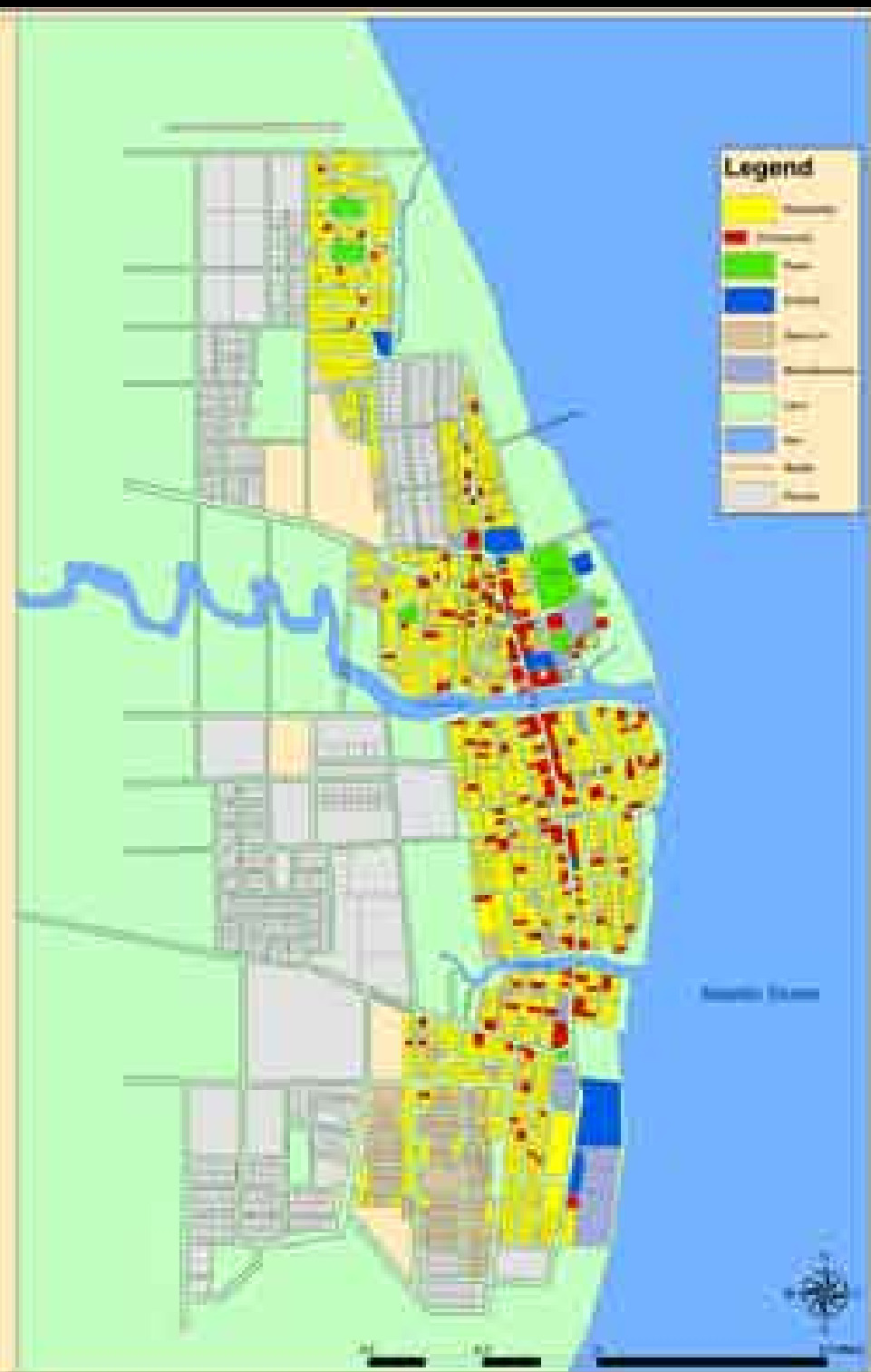
### Land Utilization



**Master Plan Proposal and GIS Basemap, Town of Dangriga, Belize, C.A.**

Led a team of planners in a detailed study of town planning in Central America and Belize, focusing on the Town of Dangriga in the southern Belize. Produced a detailed GIS and textual land use plan that focused on five substantive areas as indicated by the town government and various stakeholders interviewed onsite. These included: (1) water quality; (2) sewage and waste disposal; (3) urban renewal and growth management; (4) hurricane management and disaster mitigation; (5) ecotourism and tourism development. The effort also generated the first-ever digital, GIS land use map developed for any town in Belize, which was delivered to the administration as a planning tool after completion.

**Proposal for a Town Plan, Dangriga, Belize, C.A.**



**Land Use Map of Dangriga**

**Recreational Facility for the Town of Thetford, Thetford, Lincolnshire, England**

Designed the physical plan and written justification for a new recreational facility in downtown Thetford that focused on integrating PPG17 integration of sport and active lifestyles.

**Residential Design and Planning, Master Plan for Town of Alford, Alford, Lincolnshire, England**

Managed the planning and site design of a residential development in the Town of Alford, which was completed after 13 years of rejected applications, and provided 300 sustainable housing units to the town.







**Economic Redevelopment and Urban Design Scheme, Old Louisville Shalom, Louisville, KY**

Developed an award-winning urban design and economic development strategy for the Old Louisville neighborhood. Led design efforts that focused on integration of traditional neighborhood design and traffic calming elements around the key commercial hub at the cross section of 4th and Oak Streets.

**High Tech Cluster Analysis, City of Louisville, Louisville, KY**

Led an independent analysis of high-tech clusters in the Louisville Metro area focused on identification of potential agglomeration economies to capitalized on and create a micro-cluster. As a result of this study, the City of Louisville made a concerted shift to focus business development on IT-related activities benefiting from regional strengths in warehousing, shipping, and distribution anchored by United Parcel Service.



TRANSPORTATION

VISIBLE

main streets



TOD

Trans Center

Park

600 SPACES

SERVICES

MIXED USE PARKING STRUCTURE?

IMPACT FEES?

