**Marcos Bastian, AICP.**
**Urban Designer & Planner**

## Qualifications.

Mr. Bastian's background includes more than a decade of experience in architecture, urban design and planning, focusing on the understanding of the built environment and the impact of design decisions on quality of life within the urban fabric.

Mr. Bastian is a registered member of the American Institute of Certified Planners, American Planning Association, the Urban Land Institute and the Congress for the New Urbanism. In 2006 Mr. Bastian also received a professional certification from the National Charrette Institute in Public Meetings Facilitation and Charrette Planning.

Mr. Bastian's graduate research work at University of Florida included projects for the Department of Environmental Protection, Florida Museum of Natural History, Florida Department of Transportation and other local planning agencies. His graduate studies explored the use of traditional design principles applied to small-scale urban infill projects, focusing on high-density mixed-use districts to revitalize economically distressed historic neighborhoods.

Since 2000, Mr. Bastian has worked as a designer and planner in the private sector in Colorado, Texas and Florida, where he has participated in a wide variety of projects, ranging from architectural design and building construction, to large-scale master planned communities and strategic regional planning. His work included historic preservation guidelines, urban infill projects, adaptive reuse of historic buildings, single family and multi-family residential design, master planned communities, development of mixed use districts and large commercial properties, as well as the management of design and construction of hospitality properties in the United States, Mexico and the Caribbean.

## Significant Projects:

**Project Name: Conservation Plan for the Upper Paraguay River Basin (Brazilian Pantanal Area)**
**Location:** States of Mato Grosso and Mato Grosso do Sul, Brazil
**Project Area:** 250,000 Square Miles
**Cost:** $16 Million (soft costs)
**Description:** Between 1999 and 2006 the Brazilian Federal Government prepared a comprehensive plan and economic development framework for the largest wetlands system in the world, known as the Brazilian Pantanal. The goal of this project was to promote regional economic development while simultaneously protecting the highly sensitive environmental areas and ecosystems of the Pantanal.
Funding for research and development was provided by the World Bank and the International Bank of Reconstruction and Development (IRBD). Once completed, the project provided guidelines for the implementation of a detailed watershed

management program for the region, with a comprehensive plan to address the root causes environmental degradation.
**Role:** Geo-spatial database team leader.
**Responsibilities:** Coordinate the preparation of a spatial database; develop the automation of environmental analysis procedures using Geographic Information Systems, or GIS. Specialized training and support of state-agencies and government personnel.

**Project Name: IAPI Neighborhood Historic Preservation Plan**
**Location:** City of Porto Alegre, Brazil
**Project Area:** 165 Acres
**Cost:** $100,000 (soft costs)
**Description:** The IAPI Historic Neighborhood is a 165-Acre community developed between 1946 and 1954 in Porto Alegre, Brazil. It is one of the very few projects designed in that country following Ebenezer Howard's Garden-Cities principles. After almost half a century of neglect, state and local governments provided matching grants to encourage residents and local businesses to restore the neighborhood and promote the preservation of the historic character of its architecture and urban landscapes. The Historic Preservation Plan was prepared to document existing conditions and prioritize the renovation efforts following a comprehensive framework guided by the 1940's design principles of the neighborhood's original plan.
**Role:** Assistant project manager.
**Responsibilities:** Under the supervision of the project's principal in charge, responsible for managing the 12-people master planning design team; production of as-builds, field surveys and construction documents; management of survey personnel and data-collection.

**Project Name: Everglades National Park Historical Ecology Project**
**Location:** Everglades National Park, FL.
**Project Area:** 1.5 Million Acres
**Cost:** $282,000 (soft costs)
**Description:** The Everglades National Park is the third largest National Park in the United States, with 1.1 annual visitors. The park serves as a sanctuary for thirty six threatened or endangered species, and its environment has been severely threatened by centuries of human intervention, agricultural development and urbanization.
This five-year project developed from 1999 to 2004 by the Florida Museum of Natural History at the University of Florida analyzed, cataloged, and stored archeological collections produced by the Southeast Archeological Center's (SEAC) 1982-1984 cultural inventory of the Park. Amongst the study's many objectives was the mapping of human pre-historic settlement patterns and their relationship with changing global sea levels through time.
The project also provided historical context for park management purposes, an important contribution in light of current global warming and rising sea-level trends.
**Role:** GIS research and mapping.
**Responsibilities:** Development of a GIS-based mapping system to analyze and display data from SEAC's archeological inventory.

**Project Name: City Park South Redevelopment Plan**
**Location:** Denver, CO
**Project Area:** 9 Acres, 700 Units
**Cost:** $ 250,000 (soft costs)
**Description:** The City Park Neighborhood is a century-old residential area, and one of Denver's original streetcar suburbs. Located 4 Miles East of downtown and just south of Denver's traditional City Park, this neighborhood also featured the 9-acre Mercy Hospital Complex. The hospital had been one of the neighborhood's earliest occupants, having opened its doors in 1903. When it ceased to operate in 1999, a large group of buildings became vacant within the neighborhood, along with multiple empty lots previously used for surface parking.
With the support of the County and City of Denver, the Denver Redevelopment Authority and local residents, this site was comprehensively and efficiently planned, maximizing the site's development potential, while still addressing the goals and aspirations of the City Park Neighborhood.
**Role:** Architectural designer and planner.
**Responsibilities:** Pre-development, design development, massing studies, renderings, public presentations and public meetings mediation.

**Project Name: Watertower Lofts**
**Location:** Denver, CO
**Project Area:** 125,000 SF, 94 Units
**Cost:** 16 Million (construction)
**Description:** Located within the traditional *Prospect Neighborhood* of Denver, this historic building was originally the warehouse for the Benedict Transfer and Storage Corporation. The adaptive re-use design and construction consisted of the preservation of 100,000 square feet of historic brick and heavy timber frame construction and the addition of 25,000 square feet of new construction.
The Watertower Lofts Building was transformed from an abandoned brownfield site into 94 residential lofts, with architectural features that included exposed heavy timber beams, high ceilings, large windows, interior brick walls and hardwood floors.
**Role:** Team member, architectural design & planning.
**Responsibilities:** Architectural design development and construction documentation.

**Project Name: Desert Ridge / City North**
**Location:** Scottsdale, AZ
**Project Area:** 145 Acres, 5.5 Million SF.
**Cost:** (unavailable)
**Description:** In 2003, Nelsen Partners Incorporated was retained by the Thomas J. Lutznick Corporation to prepare a Master Plan for the 145-Acre site North of Scottsdale, Arizona. The proposed design included more than 5.5 Million square feet of construction, with over 1 Million square feet of retail, office and residential uses planned in the first phase of the development, which has opened in 2008.
**Role:** Team member, architectural design & planning.
**Responsibilities:** Master planning, architectural design development.

**Project Name: Viera DRI & Master Planning**
**Project Area:** 12,000 Acres
**Cost:** (unavailable)
**Description:** The Viera Property consists of more than 12 thousand acres of agricultural land owned by generations of the Duda family. The Master Planning of this parcel established a framework for a regional system of mixed use urban villages, rural residential neighborhoods and large tracts of conservation and recreational land. Between 2005 and 2007 Viera's master planning team engaged in intense planning exercises with land owners and local public representatives during the preparation of the project's development of regional impact study. The master planning followed traditional design principles, proposing four high-density mixed use villages centers where development was concentrated in order to shift density into an integrated transportation network, consequently maximizing opportunities for the development of diverse housing types within walkable communities.
**Role:** Urban designer.
**Responsibilities:** Master planning, urban design, mediation of design meetings and charrettes.

**Project Name: Westin Aruba Residences**
**Project Area:** 12 Acres, 165 Units
**Cost:** $17 Million (soft costs), $235 Million (construction costs)
**Description:** Mr. Bastian was the lead designer in the pre-development and planning stages for the Westin Residences property in Palm Beach, Aruba. The project consisted of 300 keys and approximately 420,000 SF of new construction, distributed in two 12-story towers.
With estimated construction cost exceeding 250 Million dollars, this project's viability was threatened by escalating construction costs and an inefficient design solution. Mr. Bastian's was brought into the project's management team with the specific goal of creating a design solution that would reduce construction costs while simultaneously increasing the property's yield in order to offset revenue losses due to changes in the real-estate market during 2008.
**Role:** Lead designer and project manager.
**Responsibilities:** Project management, pre-design and architectural programming.