



CARLOS RODRIGUES
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PLANNING AND DESIGN SERVICES 2014

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Introduction

Carlos Rodrigues is a Princeton, NJ based urban designer, planner and educator. He has worked in senior management positions in the private, public and non-profit sectors. His clients include government, public and private universities and other institutions, real estate developers, non-profit organizations, farmers, landowners, social service providers and religious congregations. He has substantive experience in local and regional planning, real estate entitlement and expert testimony in land use litigation, including appearances before New Jersey Superior Court and the United States District Court for the District of New Jersey. He is Adjunct Faculty in the Bloustein School of Planning and Public Policy at Rutgers University, where he teaches the graduate planning studio and is the project manager for a New Jersey Sandy Recovery Fund-sponsored planning grant working in the Boroughs of Sea Bright, Highlands and Sayreville.

Professional Services

- Comprehensive planning
- Regional and sub-regional planning
- Downtown and neighborhood planning
- Transit-oriented development planning
- Transportation planning
- Waterfront planning
- Economic development planning
- Housing policy
- Planning board and zoning board support services
- Redevelopment planning services
- Zoning evaluations
- Variance assessments
- Design review
- Design development
- Project entitlement and expert testimony
- Visioning and public engagement
- Workshop facilitation and stakeholder consultation
- Real estate development assessments
- Impact assessments
- Expert witness in land use litigation

Selected Professional Activities

Redevelopment

Co-authored the recently adopted amendments (A-3615-S-2447) to New Jersey's Local Redevelopment and Housing Act -- working with many of the state's leading redevelopment attorneys, and on behalf of the New Jersey Builders Association -- that codify noticing and other procedural requirements established under recent redevelopment case law and, more notably create a new "redevelopment without eminent domain" category that extends the option for the granting of PILOTS and long term tax abatements to "areas in need of rehabilitation" that previously would not have qualified.

Planning and design consultant to local redevelopment agencies, involved in writing redevelopment plans, selection of designated redevelopers and review of redevelopment plans and proposals.

Consultant to developers in designated redevelopment areas.

Faculty to the New Jersey Redevelopment Authority's Annual Redevelopment Institute.

Faculty to Rutgers University's Center for Government Services certification program for executive directors and board members of redevelopment agencies and housing authorities.

Zoning Reform

Author of "Form-Based Code Guidebook: An Operator's Manual for NJ Planners, Administrators and Boards" (forthcoming), with Brown & Keener Urban Design and funded by the Sustainability Institute at the College of New Jersey and the NJ Department of Transportation.

Author of "Form-Based Codes in New Jersey: Issues and Opportunities" a 2010 report evaluating the state's experience with *form-based zoning*, and describing best practices.

<http://www.nj.gov/state/planning/docs/formbasedcodes.pdf>.

Considerable experience with zoning code amendments, including award-winning changes to the City of Newark's zoning code to encourage more context-appropriate housing typologies.

Sandy Recovery

Project manager – on behalf of Rutgers University's Bloustein School of Planning and Public Policy -- for a Sandy Recovery Fund-sponsored project that is developing public engagement tools to stimulate public dialogue around alternative future (re)development scenarios pursuant to Hurricane Sandy recovery efforts.

<http://www.wnyc.org/articles/new-jersey-news/2013/aug/30/slate-clean-jersey-shore-town-reimagines-itself/>

Land Use Litigation

Expert planning witness in land use litigation cases before the NJ Superior Court and the US District Court for the District of NJ.

Project Entitlement

Expert planning witness on numerous applications to local planning and Zoning boards seeking approval for (re)development projects of Exceptional merit requiring relief, including use variances and conditional use variances.

Project Development

Design lead and project manager for numerous (re)development Projects for both Fortune-500 real estate development corporations and Medium and small developers seeking to (re)develop properties for projects of merit.

Project Evaluation	Planning and design consultant to local planning boards involved in site plan review and project evaluation.
Transportation Planning	Author of “Out and About”, a guidebook for municipal planning boards on how to develop a multi-modal circulation plan element as part of the municipal master plan. Funded by the NJ Office of Smart Growth, with PlanSmart and the Voorhees Transportation Center at Rutgers University. http://www.nj.gov/state/planning/docs/localcirculation.pdf
TOD Planning	Former consultant to New Jersey Transit’s <i>Transit-Friendly Planning Assistance</i> program.
Downtown Design Waterfront Planning	Developed plans for three Raritan riverfront communities in Somerset and Hunterdon counties, balancing economic development, historic preservation, greenway development, place-making, habitat restoration, reforestation and floodplain management. http://www.rpa.org/pdf/BB-Urban-Design-Plan.pdf http://www.raritanwaterfront.com
Regenerative Design	Organized an all-day conference with 300 participants to publicize the state-of-the-art in regenerative design, sustainable agriculture, permaculture, water quality measures, green roofs, permeable pavements and other regenerative practices. http://www.rpa.org/regen/
Planning and Design 101 for Mayors	With funding from the New Jersey Office of Smart Growth, National Endowment for the Arts and local foundations, organized multiple hands-on two-day design retreats for over 60 mayors from New Jersey and communities throughout the Northeast. http://www.rpa.org/2005/10/the-october-2005-new-jersey-mayors-institute-on-community-design.html
County Master Plans	Organized several very successful public workshops and a well-attended one-day conference as part of the visioning work for a new master plan for Bergen County, the first in 30 years. http://www.co.bergen.nj.us/planning/masterplan/BergenVisionSummary.pdf

Staff Positions

- New Jersey Builders Association – Director of Land Use and Regulatory Affairs
- Regional Plan Association – Vice President and New Jersey Director
- Looney Ricks Kiss Associates – Director, Princeton Planning Practice
- New Jersey Office of State Planning – Acting Executive Director, Manager of Special Projects
- A. Nelessen Associates – Founding Principal

Professional Background

Comprehensive background in planning, community design, environmental policy, housing and transportation. He has worked in Europe, Asia and throughout North America, directed projects in a variety of cultural and institutional settings, and written and lectured on a range of design and planning-related topics.

As Director of Land Use and Regulatory Affairs for the New Jersey Builders Association, he provided expert advice on legislative and regulatory initiatives with potential implications for the residential and mixed-use building industries in New Jersey.

As Vice-President and New Jersey Director of Regional Plan Association – the nation’s oldest regional planning organization – he oversaw a broad range of educational, public policy and professional planning initiatives in the New York metro region involving urban design, regional planning and environmental protection.

As Director of the Princeton planning practice for *Looney Ricks Kiss Architects*, a 250-person architecture and planning firm, he managed a large portfolio of projects involving both redevelopment and new communities throughout the New York metro region. His clients ranged from Fortune 500 real estate development companies to universities, local governments and not-for-profit community development corporations. He helped secure entitlement – including use variance proposals – from municipal land use agencies throughout the tri-state region.

As Director of Implementation and Acting Executive Director at the New Jersey Office of State Planning, he worked with developers, non-profits, foundations, local governments and State agencies to promote the State Plan’s smart growth objectives of compact, mixed-use, pedestrian and transit-oriented development. He wrote many sections of the 2001 *NJ State Development and Redevelopment Plan*, as well as *Designing New Jersey* the Plan’s design companion which received a CNU Charter Award. His broader mission was to elevate the role of physical planning and design in the State through publications, public presentations, demonstration projects and educational initiatives. He worked extensively with State agencies to help them incorporate smart growth principles into their programs. He co-initiated the *New Jersey Mayors’ Institute on Community Design*, an educational retreat for mayors to learn about planning and community design. He worked with major Universities to build more effective links between planning/urban design studios and State and local planning efforts.

A founding principal of A. Nelessen Associates, Inc in Princeton, he was responsible for managing some of the firm's high visibility projects in the Northeast, Southwest, Pacific Northwest and Canada, in addition to providing regular consulting services for a number of New Jersey municipalities.

As a consultant to the Macao Government he worked on a variety of assignments, including the Macao Territorial Plan -- a growth management plan for the gaming capital of the world and one of its fastest growing regions -- where he was responsible for the land use and housing components. He directed a major research effort on urban housing conditions; oversaw a global housing needs assessment; advised on resettlement policies for squatters and illegal immigrants; and performed a feasibility analysis of public housing programs and public/private housing initiatives.

Has also worked in the rehabilitation of unlicensed (pirate) subdivisions, central city redevelopment, travel demand forecasting, light rail transit feasibility studies and subway planning. He provided consulting services for major corporations on real property disposition and development and assisted the Lisbon Subway in reassessing station area development procedures in light of Joint Development and Value Capture techniques. He published several articles in the field of unlicensed subdivisions, and is editor of a book of readings on the underground economy and its impacts on the built environment.

Teaching Experience

Mr. Rodrigues teaches a graduate planning studio at the Bloustein School of Planning and Public Policy at Rutgers University. His studios garner high marks from both students and the client towns, and receive extensive coverage in the local and regional media:

<http://www.wnyc.org/articles/new-jersey-news/2013/aug/30/slate-clean-jersey-shore-town-reimagines-itself/>

<http://www.njspotlight.com/stories/13/06/10/rutgers-grad-students-help-reinvent-sea-bright/>

http://ind.gmnews.com/news/2013-05-02/Front_Page/Tough_choices_after_Sandy.html

http://hub.gmnews.com/news/2013-04-11/Front_Page/Challenges_complicate_plans_for_Sea_Brights_future.html

http://hub.gmnews.com/news/2013-02-07/Front_Page/Sea_Bright_A_case_study_in_Sandy_recovery.html

<http://blousteinschool.wordpress.com/2013/02/07/bloustein-studio-to-assist-planning-sea-brights-future/>

<http://blousteinschool.wordpress.com/2013/01/03/river-road-traffic-study-is-a-step-toward-raritan-township-greenway-project/>

http://www.nj.com/hunterdon-county-democrat/index.ssf/2012/09/rutgers_students_to_tackle_pla.html#incart_river_hunterdon

http://www.nj.com/hunterdon-county-democrat/index.ssf/2013/01/river_road_traffic_study_is_st.html

<http://njslom.org/magazine/2012-05/pg-4.html>

He taught the senior Urban Design studio in the Department of Landscape Architecture at Rutgers University from 1999 to 2005, a graduate Introduction to Urban Design and Planning at the Bloustein School and the graduate planning studio at Columbia University.

He taught the first on-line Introduction to Urban Design, offered to mid-career professionals through the Bloustein On-line Continuing Education Program.

He teaches the highly-rated Introduction to Community Design workshop through the Rutgers Center for Government Services, offered as part of the accreditation program for officials and executive directors of housing and redevelopment authorities.

He has facilitated the Wachovia / DCA Housing Scholars program, and consulted with the Rutgers Center for Government Services in developing its popular continuing education program for planning and zoning board members.

He is a frequent guest lecturer and studio critic in the graduate planning and architecture programs at NJIT, Princeton, Rutgers, Fordham and Columbia.

Education

PhD Program, Bloustein School, Rutgers University (ABD)
Master of City & Regional Planning, Rutgers University, 1982
Diploma in Architecture, Lisbon School of Fine Arts, 1978

Professional Licenses | Professional Affiliations

American Institute of Certified Planners
New Jersey Professional Planner - License #5107
American Planning Association
Congress for a New Urbanism – Charter Member

Conferences | Speaking Engagements

Mr. Rodrigues is a frequent speaker at conferences and events of the American Planning Association, American Society of Landscape Architects, American Institute of Architects, New Jersey Historic Preservation Conference, Raritan River Conference, New Jersey League of Municipalities, New Jersey Builders Association, Princeton Future, New Jersey Land Trust Rally, New Jersey Future, Regional Plan Association and others.

Recognized with awards from the American Planning Association, American Society of Landscape Architects, Congress for the New Urbanism and New Jersey Planning Officials.

Frequently quoted in articles on planning and design in the regional media, including the Star-Ledger, the New York Times, the Philadelphia Inquirer and WHYY. Interviewed on planning issues for CN-8 Comcast Newsmakers and National Public Radio. His work with the Raritan Borough graduate planning studio is featured in the film “A Renaissance on the Raritan”; his work with the Sea Bright studio has been featured on WNYC and numerous other media outlets.

Testified on planning issues before both the New Jersey and Pennsylvania State Legislatures.

Professional Organizations | Community Service

Chair, Urban Design Committee, American Planning Association – New Jersey Chapter
Past President, American Planning Association – New Jersey Chapter
Board member, Society for American City and Regional Planning History
Former board member, Downtown New Jersey
Former board member, Preservation New Jersey
Former chair, Princeton Township Zoning Board of Adjustment
Member, curriculum committee -- Watson School of Public Service, Thomas Edison State College