The Classic Planning Studio

GLOBAL EXPERIENCE | LOCAL EXPERTISE | CORPORATE AND INSTITUTIONAL CONSULTING

AUTHENTICITY | CREATIVITY | COMMUNITY

A Division of the Classic Planning Institute

WASHINGTON DC SOUTH BEND NEW YORK SAN FRANCISCO LONDON

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Keys to Urban Futures

A Studio for 2021 and Beyond

It's hard to read the post-pandemic tea leaves, but 2020-2021 stirred the teapot to an extent that the whole world is looking for new directions in almost everything.

People have been building cities for over 5,000 years and we have a pretty good idea of what to do with them. We know how to make urban fabric nurturing, sustainable, and neurologically fit for humans. But we are waking up to the fact that we haven't been applying that knowledge in the last 100 years.

It is impossible to be in the planning field and not be aware of how far we already are in the future. Humanity is already fending off multiple worldwide challenges and the value of holistic approaches to engineering, planning, infrastructure, and urban design has never been more evident.

Given these challenges, businesses, government agencies, and local entities will need more than "just to survive," for their communities to thrive.

What characterizes the Classic Planning Studio (CPS) is a unique holistic, corporate, and professional approach that transcends current urban design and planning practice. It calls to return to the authenticity, community aspiration, and long-term durability that human settlement requires by nature.

While the CPS delivery method leverages the broader aspects and qualities of our organization to create team synergies, the CPS value propositions include its team's exceptionally broad knowledgebases and and large-project experience; the CPS's boutique firm agility, corporate culture, and access to a global pool of associates.

KEY IDEAS

Authenticity - dynamic individual wellbeing

Consensus - dynamic stakeholder balance

The Long View - durable fabric and sustainability

DELIVERY

Corporate Consulting

Supported by Classic Planning Institute

Investment in training, research, and professional network

TEAM

Global Experience

Local Expertise

Corporate Culture

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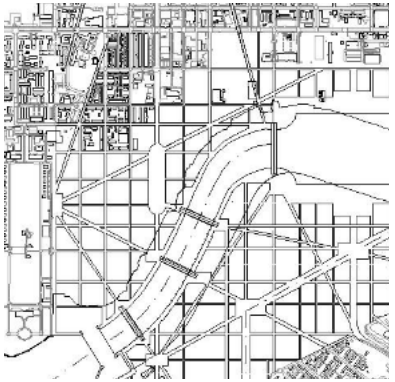

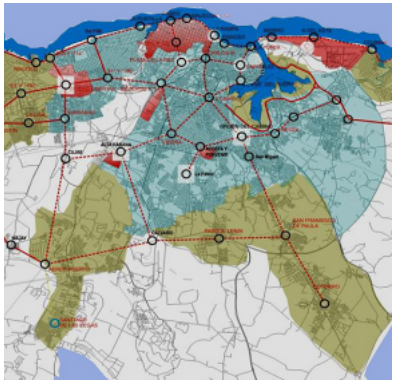

Multidisciplinary Knowledgebases

Classic Planning™ integrates sustainability goals, durable urban and building design, and consensual community process in a unique, modern, innovative urban and rural planning method, focusing on the clients' best long-term asset allocation.

The Classic Planning Studio (CPS) is a one-stop shop for urban and building design that is intended to fit naturally in its context and provide the best measure of urban experience for human well-being and performance.

Ultimately, our goal is to best support your business. If the CPS is going to partner with you, we need to put you in a position to * win everything*. Above all, we have to be responsive, putting ourselves in your shoes and asking, "How can we help make your team strong?" "How can we help meet and exceed the scoring criteria of a project?"

Aside from our unique services and intellectual property, we have the proposal writing, interviewing, and project liaison skills central to helping your team win contracts.

While we focus on excelling in the areas of winning contracts, perhaps most significantly we feel that, as corporate employees, our combined chemistry may lead to profitable ventures for both organizations.

To best serve clients and their projects, the Classic Planning Studio is based on the classical method.

Partly documented in *The Art of Classic Planning* (Buras, Harvard University Press, 2019), the method distills the scientific neurobiological, perceptual, mathematical, phenomenological, and experiential aspects underpinning successful urbanism.

Knowledgebases that the CPS Features:

I.	**Classic Planning**
II.	**Traditional architecture and building arts**
III.	**Urban diagnostics & biometrics**
IV.	**Eye-tracking, and Neuro-aesthetics**
V.	**Classic traffic design—intuitive driving**
VI.	**Traditional urban waterfronts**
VII.	**Modern transport and aviation**
VIII.	**Resilient infrastructure**
IX.	**Climate and seismic resilience**
X.	**Urban holism and homeostasis**
XI.	**Integrated countryside stewardship and sustainable landscapes**
XII.	**Urban agriculture**
XIII.	**Civics, zoning, and codes**
XIV.	**100-year plans**

The CPS method ties these concepts to long-term sustainability, and measurable individual and community well-being; to urban homeostasis, and to the relationship of urban fabric to countryside.

The book's sections on long term consensual planning, urban codes, and public works offer the empirical bases for the services defined here.

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Authenticity is Holistic

Nearly everything we treasure in the world's most beautiful cities—exquisite architecture, walkable neighbourhoods, human scale, and successful city planning—was built over a century ago. The solutions being offered today—sustainability, walkability, smart and green technologies—hint at how much has been lost.

Unlike contemporary planning Classic Planning™ recognizes that there are no shortcuts. While we insist that good urbanism requires good architecture, everyone knows that classical and traditional buildings still make the best streets and places.

Inspired by venerable Kyoto, Vienna, and Venice, Classic Planning™ applies the enduring principles of L'Enfant, Haussmann, and Burnham; Vitruvius and da Vinci.

Uniquely, this multidisciplinary approach of Classic Planning™ is genuinely holistic. It easily integrates sound ecological and engineering principles with technological innovation and digital neuroscience.

Classic Planning™ holds that, as backdrops for human activity, cities must be designed to fit human biometrics. Classic Planning Institute research explains why the most beautiful places have survived as long as they have.

One reason is the Neuro-aesthetic fit of authentic urbanism. It measurably reduces stress, increases human wellbeing, and enhances individual and project performance.

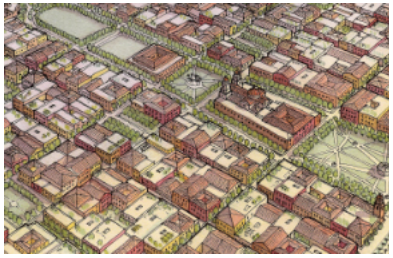
Projects

Anacostia River, DC

L'Enfant's 1793 Plan provides the "DNA" of the City. The Beaux-Arts 1902 McMillan plan created DC's architectural richness.

Baja Pacifico, Mexico

Predicated on the Law of the Indies, this classic plan includes all the attributes of authentic Hispanic waterfront urbanism

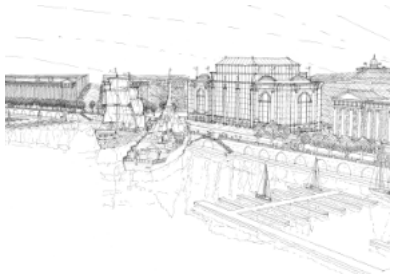


Poplar Point Marina, DC

The marina is located at the end of an urban axis aligned on the clock tower. Project includes 120 slips and retail and commercial spaces

Commercial Street, Portland, Maine

The wharf-side buildings of mile-long Commercial Street in Portland, Maine, are the edge of an authentic working waterfront.



Southwest Waterfront, DC

A key urban anchor in the development of the Southwest Waterfront, the proposed development is predicated on extending the L'Enfant Plan.

The Portland Company, Portland, Maine

Originally a cast-iron foundry, the development of the Portland Company site integrates a vital, accessible, mixed-use waterfront hub

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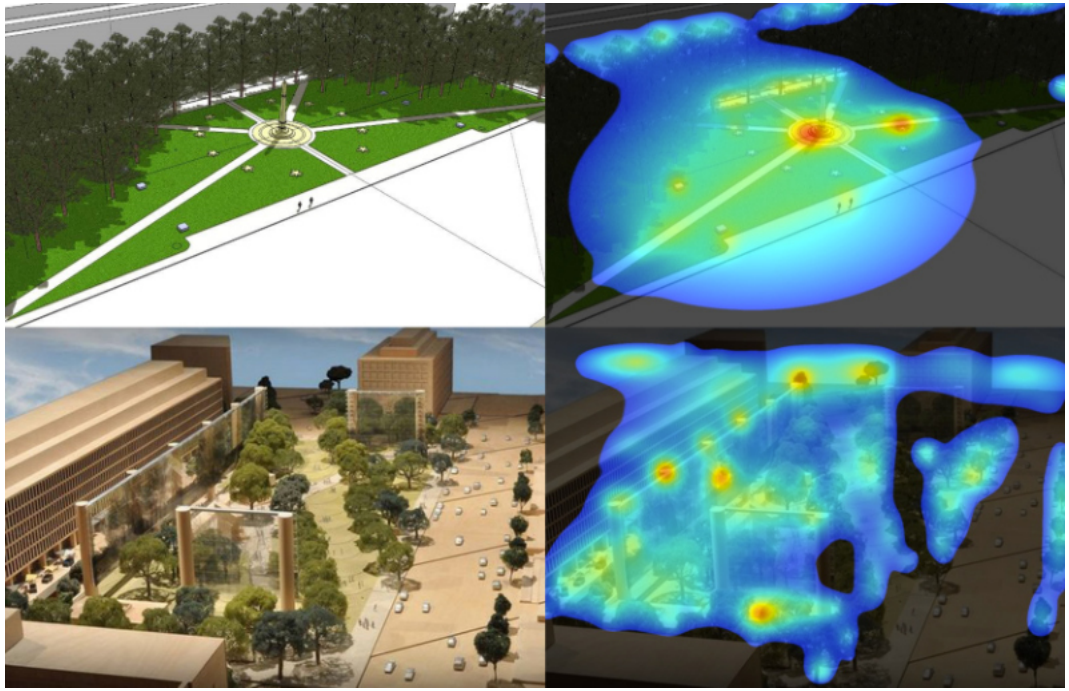

Being holistic, the neurobiological measure of the aesthetic experience also provides a measure of the durability and adaptive reusability of built form and buildings. The CPS provides Urban Diagnoses and Project Evaluations according to two biometric methods, one digital, the other organic.

Eye tracking "hotspots" (top right) of a Classic Planning™ design (top) show how it is not only monumentally less expensive for the taxpayer, but that it is far more coherent to the human brain than the existing design (bottom). Eisenhower Memorial in Washington DC. Analyzed using 3M™ Visual Attention Software (VAS).

Eye Tracking

The promising eye-tracking technology of the new hybrid field of Neuro-Architecture offers approaches for measuring inhabitants' visual urban experiences in evaluating the effectiveness of the applied design principles.

It has been found that classic design principles for creating human scale streetscapes (horizontal–vertical rhythms and variety; active ground floor; and tactile materials) play a significant role in people's comprehension and evaluation of built fabric—and that it underpins their measurable well-being.

Neuro-Aesthetic Scale

Based on research being carried out at the Classic Planning Institute, the CPS applies a scientifically validated holistic evaluation of the built environment.

At the intersection of eye-tracking, fractal mathematics, and Neuro-aesthetics, the individual aesthetic experience serves as a prime driver of such evaluation.

With holism the principle which endows elements with specific structure, character, and individuality, the aesthetic experiences they initiate can be measured.

An Equity-Oriented Approach Drawing on the Wisdom of the Crowd

The CPS Believes in People

Obviously, contemporary design and construction, so long predicated on obsolescence, may not provide adequate solutions for today's problems. "Problem-solving" developments, may create not only programmatic and locational inconsistency, but also potentially faulty fabric.

Pandemic and climate change resilience strategies may become part of a "new normal." But regardless of local particulars, it is clear that community engagement and preparedness will help cities adapt.

To engage with a highly uncertain future that may stretch multi-generationally, cities may need to look beyond immediate planning horizons, fiscal cycles, and electoral terms.

Facilitating local ownership of adaptation responses and developing collective forms of action can ensure fairness across space, and over time. It can be expanded with equitable instruments for urban adaptation to yield socially sustainable results.

The CPS consensus methodology addresses and focuses on urban resilience and societal equity.

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Facilitated Consensus

- **Uniqueness -** The Classic Planning™ process addresses the uniqueness of each location and its community(s)
- **Prosumers -** Charrette participants are simultaneous producers and consumers—" prosumers"
- **Open-source -** The CPS "open-source" approach exploits and builds on the community voice
- **Wisdom of the crowd -** Drawing on the wisdom of the crowd, the method embeds the community's cultural heritage(s) and aspiration(s)
- **Community's "drawing hand -** With its broad knowledge of precedents and architectural literacy, the CPS team serves as the community's "drawing hand"
- **Social capital -** The transformative power of the consensus process fosters coherence and multiplies social capital
- **The skilled facilitator -** The skilled facilitator, framing the emerging consensus of the group, is the planner's peer in the curated meta-design process.

The Long View

As we all know, cities are multi-generational organisms.

But most current urban planning is short-term. As a result, the contemporary planning process zigzags following political, environmental, and fiscal pressures, reacting to emergencies rather than being prepared for them.

To pursue short term solutions to aggravating problems exacerbated by social-media-driven political stances is more costly for communities than is planning for the long term.

In fact, "problem solving" is backwards-looking because it focuses on problems that were defined in the past.

So-called "problem solving" is like walking backwards into the future.

Clearly, communities and their institutions must consider themselves as long-lived investors, and value wealth for its stream of consumption over a long urban horizon.

Since long-term utility implies the commodious fit of function, adaptive reuse, and regional appropriateness, it is common to see old buildings recycled into new uses. Well built, the luxurious spaces of Warren and Wetmore's classical Grand Central Terminal, "New York's Lobby," continues to host half a million people per day.

In adopting the long view, a community remains independent not only of day-to-day stressors, but also of ephemeral political, financial, vested interest, and NIMBY pressures.

The CPS method reduces risk for communities.

While the community leaders are guaranteed a legacy colored by their interests, synchronizing with the life cycle of NIMBY groups transforms the potentially long, slow, wearing down of the opposition into a fruitful community discussion.

CPS Methods are valuable for cities of all sizes

Portland, Maine, with a population of 65,800 and an annual budget of about $200 Million pays its planning department $2 Million per year, costing $30 per resident.

New York City, with a population of 8,000,000, and an annual budget of over $90 Billion, pays its planning department $23 Million per year, that is $3 per resident.

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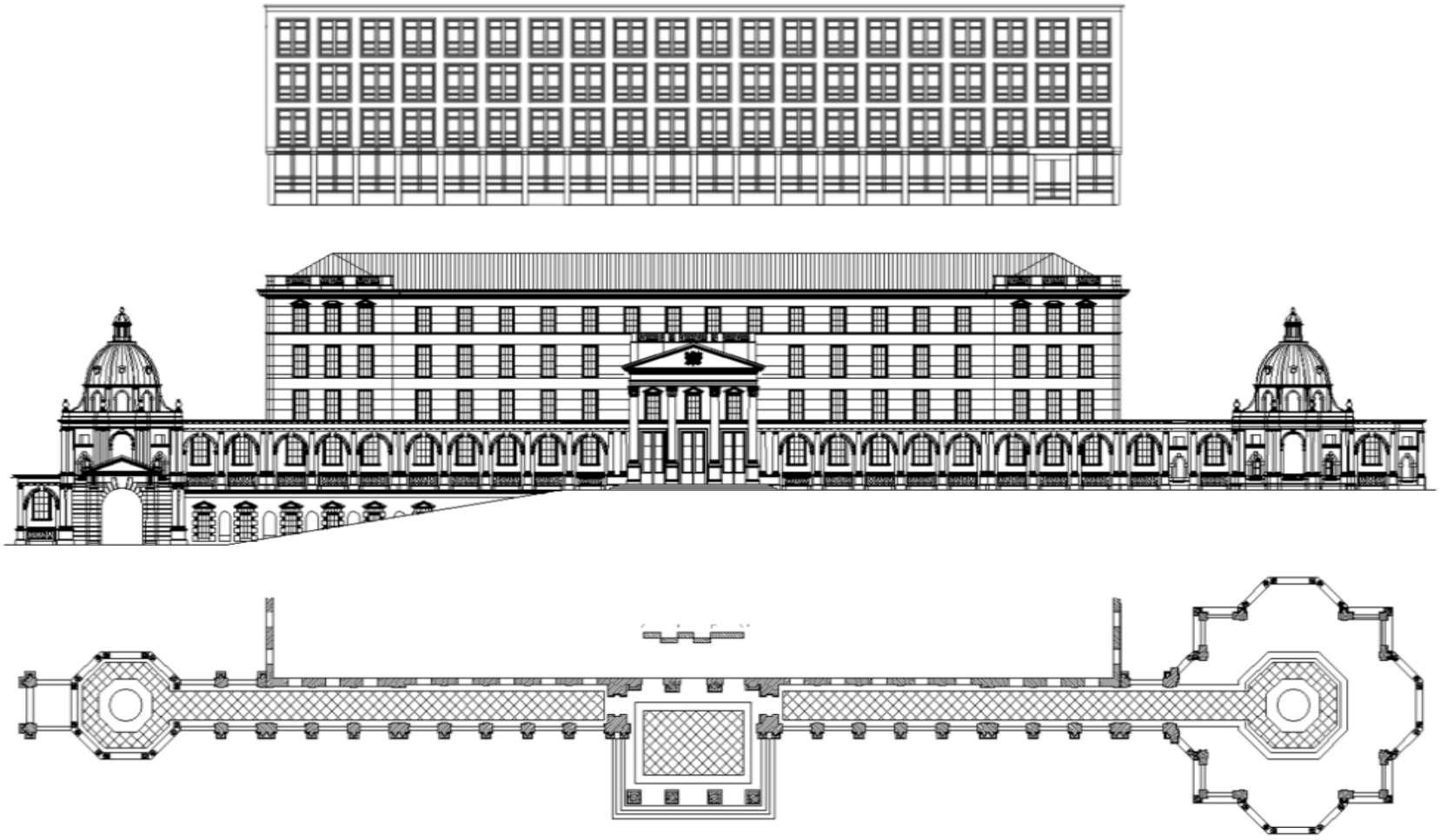

The current Embassy of Britain in the US is an embarrassing 1950s-style eggcrate. Refacing it with a 12" thick Stone façade assembly and putting a real roof on it elevates the building to better reflect British culture and world presence. At a cost comparable to a conventional steel-and-glass façade, and without disrupting the building's internal operation, the Georgian windows and ornamentation increase the building's security by 85 percent.

Proposed Client: British Foreign Office **Location:** Washington, DC **Building Type:** Façade Remodel **Est. Construction Cost:** $3.25

The CPS Long Range Planning Method has three Phases

1. **100-Years Framework (Armature) Plans** – reduces immediate planning risk. Estimated duration 1 year; $1-$10+ million per project, $0.5-$10 per community resident
2. **Community Consensus Workshops** – labor intensive, but loving, community data collection. Duration 2-10 years, $1-$10 million annually
3. **Establishing and maintaining** – 100-year plan offices in cities. Projected fees $10-$300 million over 10-100 years duration.

Urban Armature Plans™: Organic Frameworks

The simplest way to convey the idea of a holistic framework is with a soccer ball. The ball is a holistic body and it is composed of two holistic elements, hexagons and pentagons (and stitches if you want to be exact). When you see their array laid flat you cannot imagine it makes a ball—but it does. Urban Armature Plans™—avenues, sea level, town and country, parks and so on—each represent deep, complex systems unique to every city. *GIS analysis and a small number of classic plan rules make it to easy to wield them with accuracy into a useful framework plan.*

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The example above illustrates the Holistic Urban Armatures process of Portland, Maine. Uniquely emerging from the town's "urban bones," the team identified Portland's Town and Country," "The Avenues of Portland," "A Hierarchy of Existing and Proposed Parks," and "Five Responses to Expected Sea Level Rise. Once identified and then overlaid, the Armatures composed together a broad-brush, long-term urban framework plan. Being holistic, the method efficiently processed vast amounts of GIS data into a simple, coherent product.

The CPS Urban Armature Plan™ delivers a working model for urban development that guides placement of infrastructure and transportation, re-connects neighbourhoods, plans for sea level rise and waterfront development, and attracts investment and economic development in alignment with urban beauty, civic pride, and sustainability.

In the process are accomplished a plan for climate change resilience and sustainable development; and a holistic vision for a sustainable future centred on human and urban interaction with the environment. Together they:

- Redefine the fabric's identity in consultation with the community
- Reinforce the fabric's polycentric structure with abundant public space and beautiful buildings
- Upgrade infrastructure and transport
- Redefine the countryside with organic trails and urban agriculture
- Increase connectivity and reconnecting neighbourhoods equitably
- Honor both the culture of the city and its diverse residents

Fun Fact...? New York's, Boston's, & Portland, Maine's 1750 shorelines are more sustainable, that those of 1850, 1950, or 2000.

"Building it right" Reduces Climate Response Risks

Generally, capital investment for classic-plan-type development is lower than that for other approaches. The method contrasts sharply with the prospect of building and then replacing unsustainable freeways and skyscrapers, or fixing degraded 20th century infrastructure.

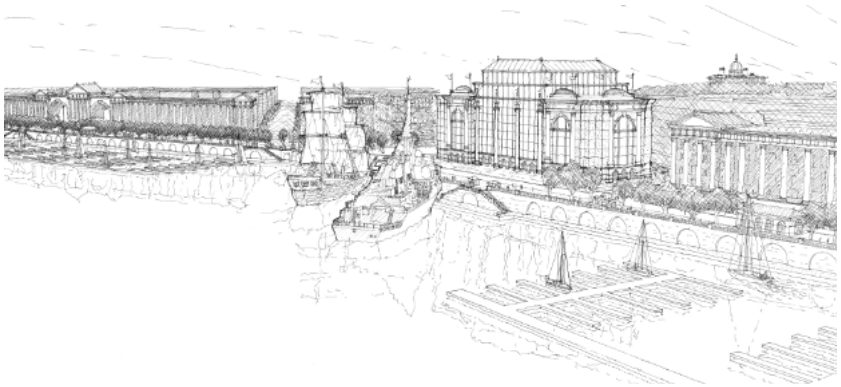
Following the KISS principle, the CPS insists that urban technology is selected primarily for appropriateness. We recognize that "building it right" is essential to urban memory and long-term adaptive re-use.

We recognize that, in the concern for "sustainability," traditional architecture and urbanism are still the best technologies for settling the planet. Ecologically, aesthetically, and ethically, a type of "skillful action," using them we arrive economically at coherent structures and forms.

Given that beautiful cities withstand the tests of time, global warming, population explosion, and demands for security, building well is an obvious way to protect investment and reduce risk. The CPS therefore promotes "building right," installing classic streets, using traditional architectures, and relying more on rail.

We help communities with smaller budgets and shorter time spans to avoid choosing high-risk investments and ephemeral technologies. We help them seek strategies that can help avoid catastrophic outcomes.

"Building it right" may be the minimally responsible long-term construction and infrastructure investment. "Building it right" may be a nearly exclusive way to attain genuine flexibility and adaptive reuse over the long-term.

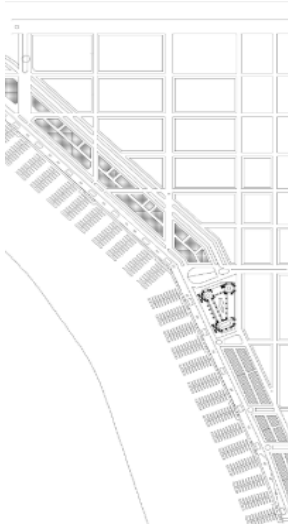


Southwest Waterfront, Washington, DC

Client: National Maritime Heritage Foundation Plan
Type: Urban Waterfront
Building Area: 4.1 to 5.1 million SF
Project Cost: $ 1.25 B

While leaving 1,040,500 SF (23.9 Acres).of open space, developable areas north and south of M Street SW, average six to eight stories above retail & food. 2 to 2.5 levels of below grade parking can house 9,800 to 12,300 cars. A key urban anchor is the proposed US Navy Museum at Maine Avenue and M Street SW.

The urban development provides a waterfront podium for the Capitol Dome on the Hill beyond, extending the L'enfant Plan streets and adhering to the recommendations of the MacMillan Plan. Alternate streets meet in small Promenade piazzas. At M Street north of the Navy Museum a larger plaza opens adjacent to a dock for larger vessels.



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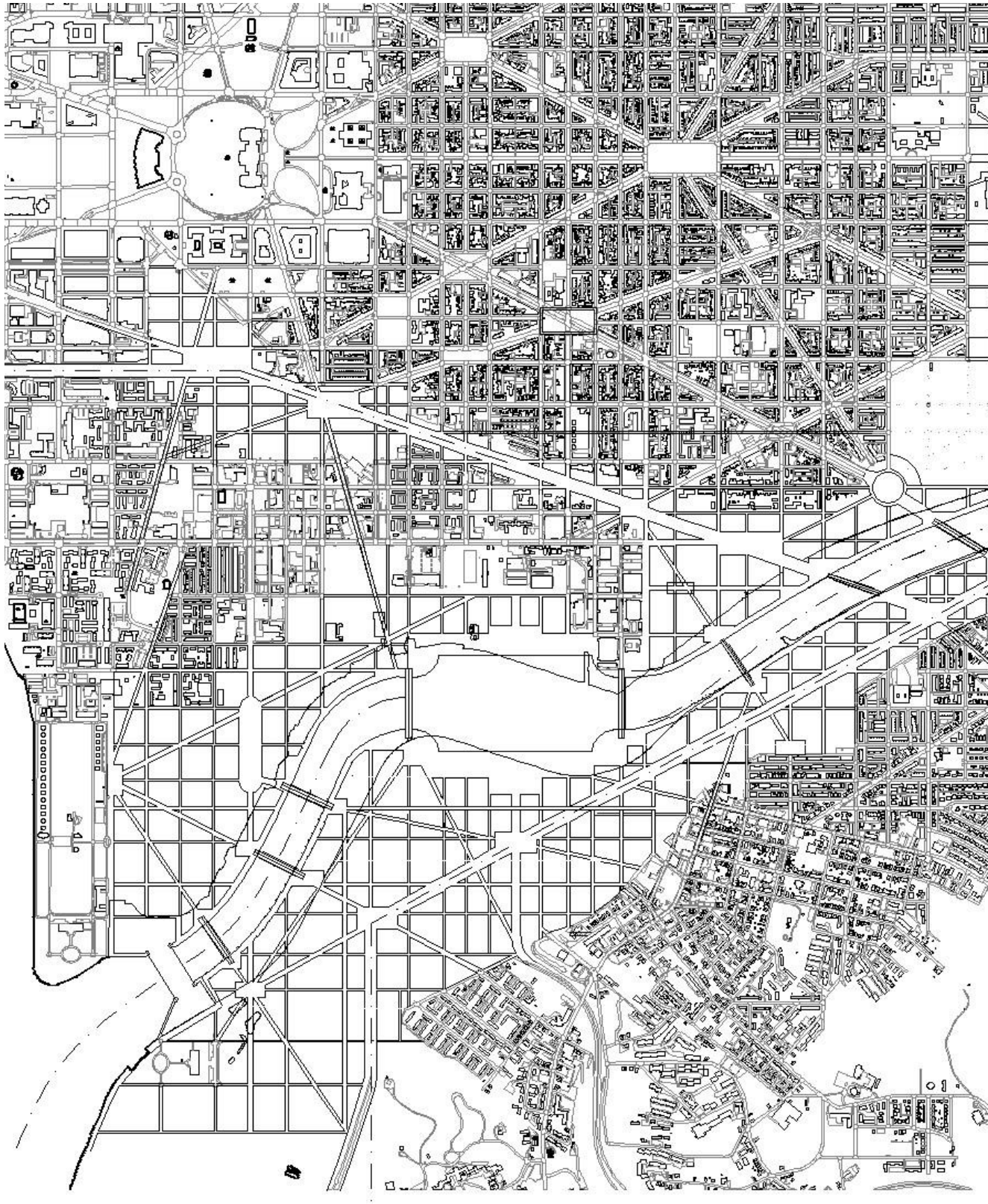
Classic Waterfront Development:

Paris on the Anacostia

The activity of a waterfront adds to any city, and helps convey its community's unique character. Today, waterfronts are of interest in mitigating the impacts of climate change.

- Applying well known, successful precedents, the Buras Anacostia River Plan calls for the full removal of the 295 and 395 freeways from the urban fabric and transforming them into monumentally beautiful boulevards.
- Mitigating the impacts of flooding and other hydrological challenges, the plan unites the Langston Golf Course, the National Arboretum, and the National Aquatic Garden into a contiguous riparian management system.
- The plan reconfigures the tidal mudflats in the area into the Kingman Island Nature Reserve and Centre, the whole resulting in a new inner-city park on the scale and the size of Rock Creek Park. Serving double duty, it supports all manner of flora and fauna in the urban context and,
- Without displacing a single resident, the Anacostia River plan allows for the construction of thousands of new residences and offices, twenty new circles and squares, twenty-seven new quay sections with wide promenades, three marinas, and a number of "mini Rock Creek Parks" descending from the Anacostia bluffs
- Rather than adding environmentally negative greenfield density elsewhere in the region, the plan absorbs hundreds of thousands of people in the heart of an existing city.



A Durable 100-Year Classic Plan for Jerusalem

Growing while staying the same

- Not simple problem solving but long-term consensual planning
- Leveraging authenticity and beauty to mature urban fabric.

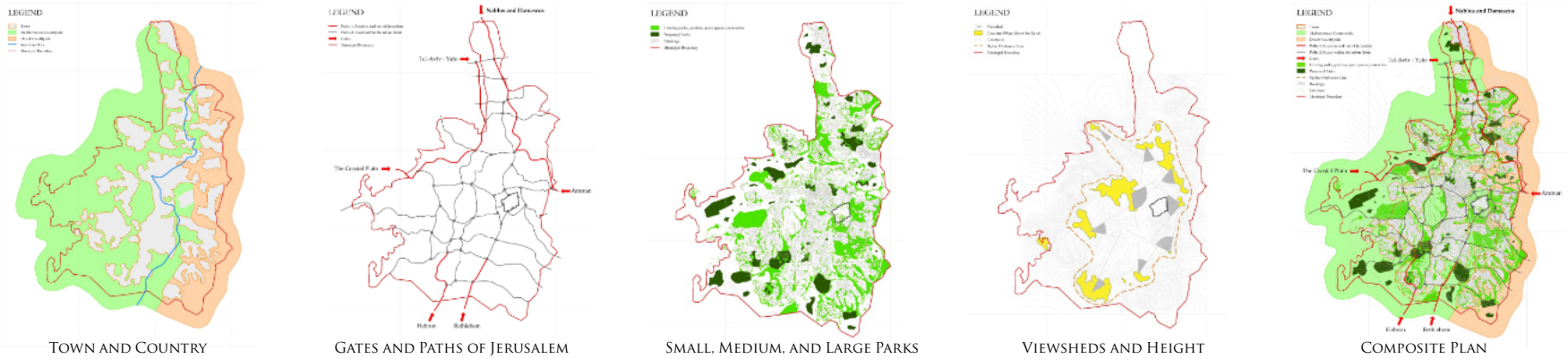
Holistic Armatures

- No two places on Earth are the same
- Work from the Magic of Place
- Work from the community's aspiration(s)
- Apply Holistic methods rather than "problem-solving" ones
- Beauty is the strongest urban tool

In fact, Jerusalem has no "problem". Its people just have to do the right thing.

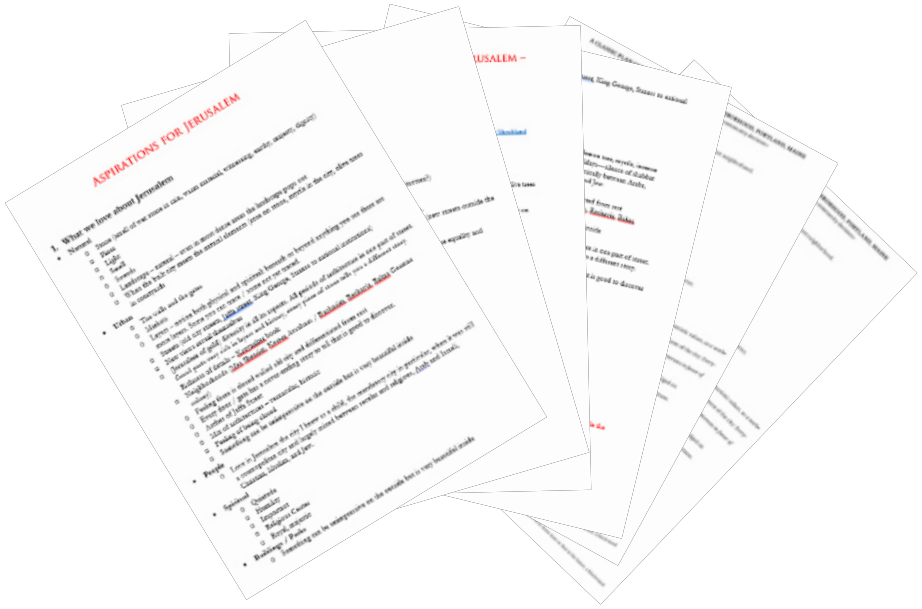
The How:

- A holistic, aspirational approach
- Neuroaesthetic fit for authenticity
- No two places on Earth are the same



Town and Country | Gates and Paths of Jerusalem | Small, Medium, and Large Parks | Viewsheds and Height | Composite Plan

The examples above illustrate the Holistic Armatures process of Jerusalem, Israel. The team identified Jerusalem's "Town and Country," "Gates and Paths of Jerusalem," "Small, Medium, and Large Parks," and "Viewsheds and Heights". Once identified and then overlaid, the armatures composed together a path to a holistic urban fabric, and while it's not a "plan" per se, it is a unique development agenda for each individual location.



Community Aspiration Document
Aspirational Urban Design Guidelines
Classic Plan Code

3-Phase Process

- Aspiration
- Holistic Frameworks
- Authenticity

Authentic, Jerusalem-Identifiable Architecture for Durability, Sustainability, and Community Well-Being.

Planning as Asset Allocation

Planning should be a means of reducing risk, 'Not' exacerbating it

As cities morph in the relative value of their assets, demographics, and economies, they must dynamically balance community aspirations and needs with the present vested interests, political seasons, and economic cycles.

The CPS helps urban stakeholders and developers to shift the focus from thinking of buildings and infrastructure as systems and real estate to thinking of them as community supports with significant health, performance, and wellbeing implications.

Classic Planning™ strategically allocates urban assets for the living and growing community.

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The CPS divides capital assets into three main classes:

- **Infrastructure investments** in roads, railways, airports and ports; utilities, energy, telecommunications; and water and waste processing.
- **Genius loci investments** in both natural and built environments.
- **Urban design investments** in public and private building projects.

The CPS helps "balance approaches" such as risky immediate return with long-horizon investments. We help communities tune away from high-risk choices to future capital requirements, projected economic growth, and their aspirations. The CPS helps them avoid being left with the bill at the end of the useful life of high-rises, freeways, and transport technologies.

Rightly defined, the art of planning determines "where to put the bricks and the sticks."

Value Proposition

- **Boutique Firm Agility**
- **Corporate Culture**
- **Access to a Global Pool of Associates**
- **Large Project experience.**

While contemporary planning and architecture are viewed by most investors as an unavoidable expense, paying for classic planning and traditional architecture is an investment in profitability. Design strategies that increase user satisfaction and improve individual and group effectiveness should be considered not as cost "extras" but as investments that enhance a community's productivity.

Molded around human well-being, the CPS links urbanism, nature, and culture beyond mechanistic, functional, or computational problem solving. Even without knowing project particulars, we can still safely estimate that applying Classic Planning™ may improve project outcomes at least marginally. And since urban- and building-development projects are large-scale investments, that means recouping the investment if not actually making a profit on it.

Short term planning comes from problem solving on behalf of the client. It is more expensive to the client and, down the line, it makes for an iffy business proposition because of the potential client disappointment.

The Long View comes from the clients' aspirations and in the long run is less costly to the client. It reduces short, medium, and long term risk to the client as well as to the consultants we serve.

Authenticity, neurobiological fit, and durable sustainability are what the CPS can bring to your projects; innovation, cost-consciousness, and a focus on long term solutions gives the CPS an edge in delivering projects that delight clients, create tremendous value, leveraging the team's engineering talents to reduce construction budgets and, finally, to turn a profit on the design side. The CPS…

- **Global scope –** though tiny by comparison, our scope is global.
- **Engineer Friendly –** we prefer working with engineers than other disciplines, because their attitudes are closer to those of the clients.
- **Major Project experience –** including transport, aviation, planning, and infrastructure.
- **Enhanced "single source" shopping –** The CPS platform enhances the "single source" one stop shop approach with our platform and relationships
- **Focus on making every project a Profitable one for our clients**
- **Broad Project Experience.**

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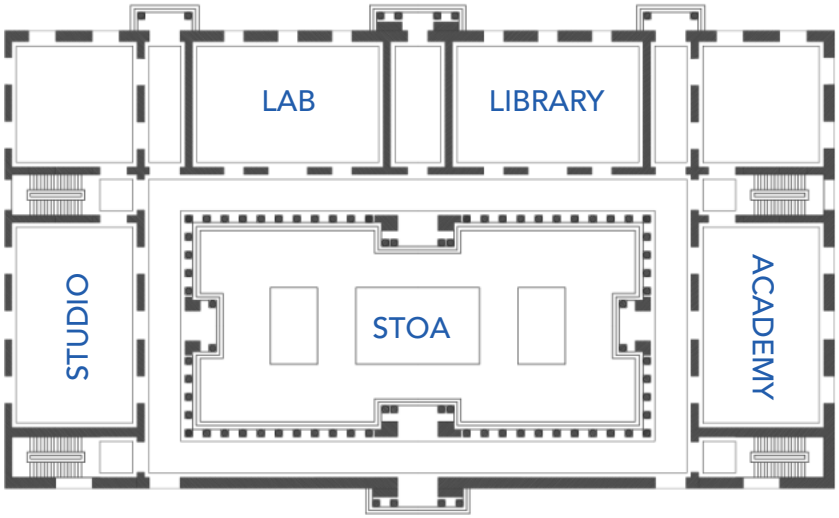
The Classic Planning Institute



The Classic Planning Institute diagrammed as a building.

A Uniquely Structured Organization

Our core staff has over 100 years of collective experience among them, and a financially stable company to deliver it. Our main CPS goal is operational excellence and flawless execution. While ensuring security and safety in all that we do, the CPS operates ethically and with integrity. Transcending the industry is not a dream for us. It is our bread & butter.

Using integrated project management and technical knowledge resources which leverage the unique holistic Classic Planning™ method, the CPS's global network of planners, urbanists, architects, designers, scientists, and management specialists support businesses, governments and organizations in all aspects of designing the built environment.

Uniquely, the CPS profit is reinvested internally in nurturing our team, training them, conducting advanced R&D, and sharing our findings with our clients and the scientific and professional public.

- The Classic Planning Academy provides ongoing continuing education and master classes
- The CPI Library and Stoa help to attract and maintain our far reaching and broad network of associate expert sub-consultants that we can draw on.
- The CPI "Fractal Round Table" engages in advanced Design and Neuro-aesthetic research.

The Classic Planning™ method enables the CPS to competitively deliver other-wise costly multidisciplinary professional expertise.

The CPS and Team

Socially Responsible Investment

- A clear understanding of our client's goals, needs, expectations, and preferences at the beginning of a project process provides the framework for selecting and developing our planning and design staff. It helps to simplify for clients the often confusing and daunting world of planning and urbanism.
- The CPS specializes in coordinating engineers, scientists, GIS and CAD staff, planners, regulatory specialists, publications specialists, community relations and social media staff to supply clients with superior technical skills and detailed knowledge of the current technologies and regulatory environments.
- Our team possesses the unrivaled ability to strategically plan, develop, and design projects that implement high performance urban solutions to meet our clients' goals and enhance their town and country with improved functionality and performance.
- From market analysis, to siting and permitting, through final project development and execution, we design and develop projects that enhance infrastructure, reduce energy consumption, increase on-site benefits, and produce traditional and renewable fabric.
- Our business structure, team-based approach, and pricing transparency helps us remain cost- competitive in the industry, while delivering enhanced value to clients.
- Vendor and style neutral, we do not impose on our sub-consultants or client any stylistic or technological limitations that don't emerge from the project itself.

Value as Sub Consultants

Designers and planners are typically aware that the production and engineering of A/E services are far more profitable than design and planning. The Classic Planning™ method is different. The CPS proposes a new paradigm in urban consulting.

Rather than an undesired professional "loss leader," payment to the CPS is an investment in the client's fiscal well being. Moreover, the CPS approach never places planners and architects at odds with the engineers or in antagonistic relations with agency personnel. We never have to tell a client "you can't have this or that," or "it's not of our time."

Much like engineers, the CPS team just wants to submit something we can build and be proud of. Working hand in hand with engineers and consultants, we involve them in all our work from Day 1, making sure that the whole team presents well in the eyes of the client Ultimately, we genuinely believe at the CPS that we are "the community's drawing hand."

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Primary Service Areas

The CPS is a unique boutique-sized firm with high level of standards and a broader combined knowledge base in urban design and architecture than is easily found elsewhere.

1. **Urban Diagnostics**
2. **Classic Planning™ and Urban Design**
3. **Development Consultation Services**
4. **Specialty Design Consultation**
5. **Stakeholder Processes**
6. **Project Management**

Global Experience, Local Expertise

Connecting global expertise with local perspective, we administer the right knowhow, disciplines, and resources to deliver more than just solving clients problems. We work with communities aspirationally to integrate broad technical knowledge, with local connections and market experience to deliver specialized services across the entire project life cycle, short, medium, and long-term.

We are a cross-cultural, cross-ethnic, cross-national team resting on a common denominator of corporate culture. Our Partners and Associates have local experience and contacts in the Americas, Europe, the Middle East, and Asia.

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Our clients both benefit from the acknowledged strengths of corporate-style management, the deep capacities of an experienced professional team, and the broad scope of creativity and innovation that our synergies naturally produce.

As an integrated global network of experts working with clients, communities, and colleagues, the CPS works across markets and geographies to solve our clients' most complex and demanding urban and regional challenges. Focusing on human well-being sustainability, and conservation, the CPS is an ideal corporate partner.

Led by recognized architect and urban design professional Dr. Nir Buras, the Classic Planning™ Institute is a leading world expert. The team's proven ability to quickly analyze key project issues, develop strategies to grow designs, and to work well within stakeholder, institutional, industry, and town-and-country dynamics is based on both deep classical knowhow and experience in large, complex projects.

- **Bringing a Human Touch to Urban Countryside and Infrastructure**
- **Connecting people in reduced stress environments**
- **Designing fabric where children can play safely**
- **Helping governments maintain long-term balance and effectiveness.**

Meet the Studio Team

Dr. Nir Buras

Principal

Nir Buras is an architect and planner based in Washington, DC, with over 30 years of specialized experience in large, complex, and sensitive projects, strategic planning, architecture and transportation design, as well as teaching and lecturing. Projects include East Side Access at Grand Central Terminal, New York; International Terminal D, Dallas-Fort-Worth; the Washington DC Dulles Metro line; work on the US Capitol and the Senate and House Office Buildings in Washington.

Buras, whose original degree was Architect and Town Planner, learned his first lesson in urbanism while planning in the Negev Desert in Israel – that modernist planning didn't work. Mid-career he had the opportunity to study "why things look the way they do," and in the numerous projects he has engaged in since then, he brings his first-hand expertise regrading how architecture impacts urban design. That accompanies his focus on design for the long term and his hope for reintroducing beauty in cities.

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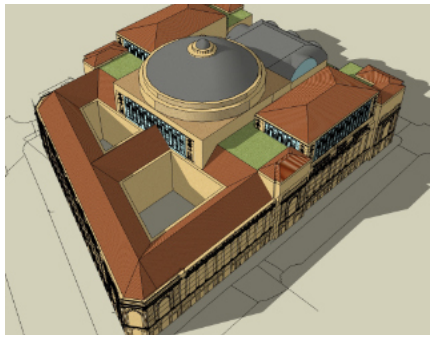
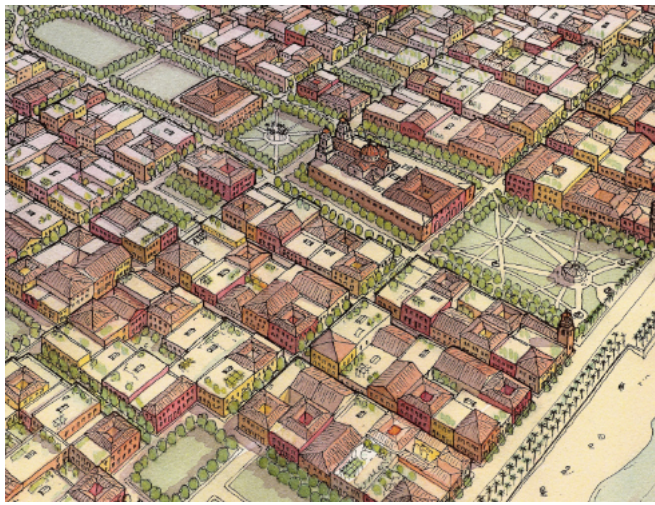
Clockwise from top left:

1. Masterplan for St. Elizabeth's Compound in Washington DC
2. Massing for 835 Pennsylvania Avenue NW, Washington DC, site of the FBI building
3. Big box store "parking plaza", Forest Hill,TX
4. Commercial street replaces strip shopping mall in parking lot, Forest Hill,TX
5. Baja Pacifico aerial view, urban fabric designed to look like it has "always been there."





MEET THE STUDIO TEAM

JULIO CESAR PEREZ HERNANDEZ

Studio Lead

Associate Professor at the University of Notre Dame's School of Architecture, Julio Cesar Perez-Hernandez became a Loeb Fellow at Harvard University in 2001, and he has lectured and taught at prestigious institutions in the United States and internationally. The founding Principal and Creative Director of Caesar Studio | Architects & Planners, Julio has designed and built projects in the United States, Cuba, Spain, and Panama, some of them award-winning.

An accomplished leader, visionary, planner, and author, Julio has conducted the Havana International Charrettes since 2005, and conducted numerous professional study tours during the past 20 years. A world-class expert in Cuban architecture and urbanism, he drafted the comprehensive "Master Plan for 21st Century Havana", which is registered at the US Library of Congress. Julio is the President of both INTBAU and CEU in Cuba. He is the author of *Inside Cuba* and *Inside Havana (*Taschen, 2004, 2011), Julio is the President of both INTBAU and CEU iChapters n Cuba.

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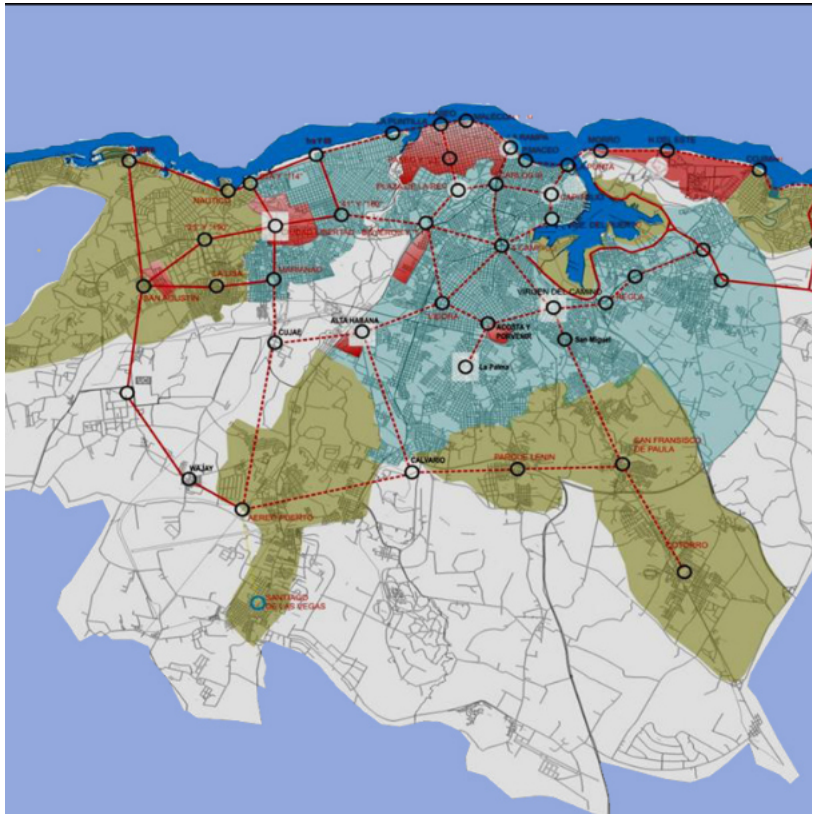
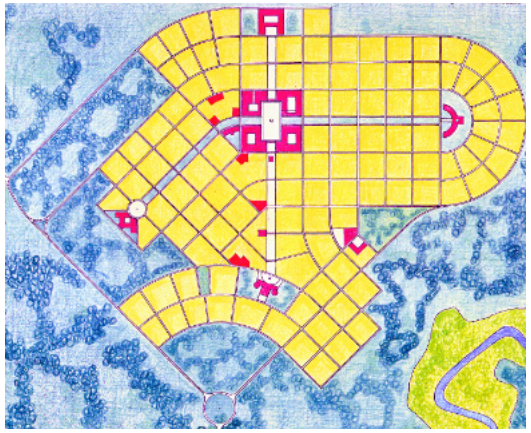
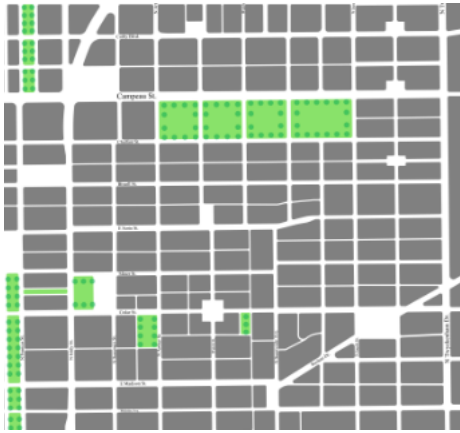
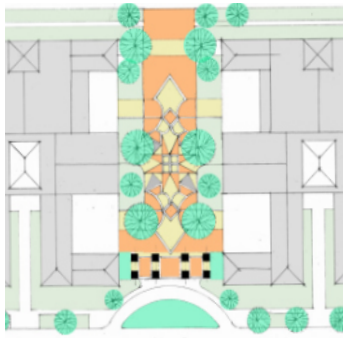

CERRO
LA VIBORA
CALVARIO
SAN FRANSISCO DE PAULA
SANTIAGO DE LAS VEGAS







RICHARD CAMERON

Studio Lead

Richard W. Cameron is a partner in the design firm Atelier & Company. He is a co-founder of the Institute of Classical Architecture & Art (ICAA). He was educated in architecture at the University of Toronto (B.Arch) and Princeton University (M.Arch). His work has appeared in the Wall Street Journal, the New York Times, Architectural Digest and numerous other publications. He is currently involved in the effort to Rebuild Penn Station, the advocacy project to replace the current Penn Station with a recreation of the original, demolished in 1963-67.

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Washington University i
Danforth Campus

PABLO ÁLVAREZ FUNES

Studio Lead

London-based architect, Prof. Pablo Álvarez Funes began his multinational career in Seville and Madrid where he developed his extraordinary knowledge of architectural precedent. His deep interests in traditional Spanish, and Scottish, Mediterranean, and Islamic architecture and construction underpin his passion for designing and managing complex classical and traditional projects in Europe, North America, the Middle East, and Asia; to his articles, and lectures and to the Classic Planning Academy as its Director. Funes founded the Spanish Chapter of INTBAU in 2012, and he is currently engaged as a senior architect based in London.

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MEET THE STUDIO TEAM

PATRICK WEBB

Instructor

"Raised squarely in the Arts & Crafts tradition, Patrick Webb is an heritage and ornamental plasterer, an educator and an advocate for the specification of natural, historically utilized plasters: clay, lime, gypsum, hydraulic lime in contemporary architectural specification. Webb, who began to learn from childhood with his father, continued to seek apprenticeship from highly skilled plasterers here in the US, eventually going abroad to work with Master plasterers of their respective traditions in France, Italy, Germany, the UK and Morocco before teaching for several years as a professor at The American College of the Building Arts in Charleston, SC.

Patrick Webb currently serves as a professor of Architectural Literacy for the Classic Planning Institute. Life experience and many years practising his craft, both in historic preservation as well as new construction carried out in a traditional manner, has led him to conclude that there is no good planning without good architecture and that there is no good architecture without good craftsmanship. These three aspects of the built environment must exist as an unity if we are to again build places worth remembering."

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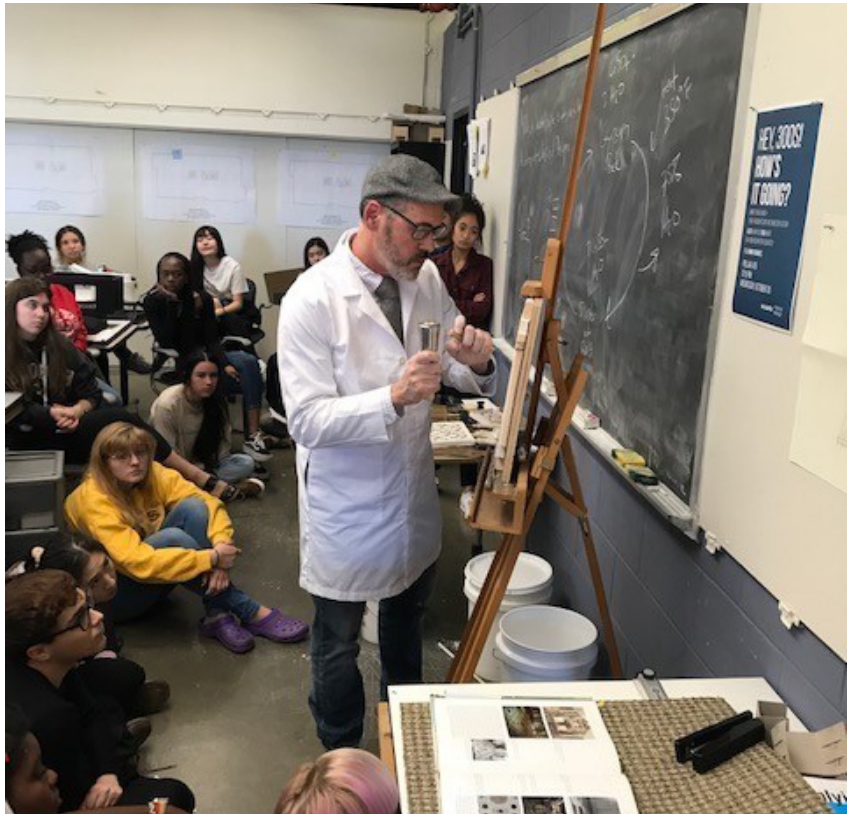
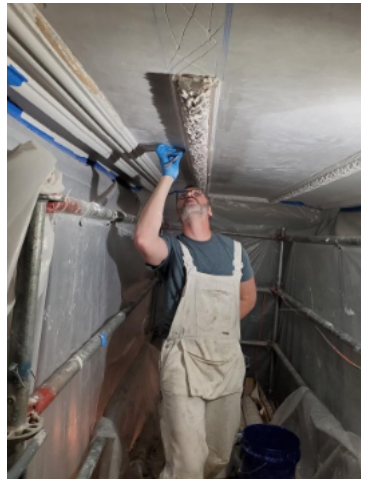

HEY, GOOSE!
HOW'S
IT GOING?



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Firmness...

... goes beyond structural stability. It proposes a timelessness where buildings look good when weathered, that avoids obsolescence and promotes the personal and collective memories which underpin community and culture. Traditional details express gravity and weather and time and love, and provide the correct and proper cues for Well-Building.

Commodity...

... implies the commodious fit of function, adaptive reuse and regional appropriateness. "Function" is ephemeral. We commonly see old buildings recycled into new uses. Commodity bespeaks the pleasant, positive long term sustainable green contribution to the built environment and ensures good proportion necessary for the best experience.

Delight...

... is about beauty, a profound esthetic experience that touches everyone on many levels. Beauty is all about style and not at all about fashion. Beautiful rooms promote health and productivity while beautiful buildings empower the community. Paradoxically, beauty is much more than skin deep.

LEGAL

CPS Legal description: The Classic Planning Studio (CPS) is a division of the Classic Planning Institute, a Washington, DC LLC.

CPS operation: Suitable to both Pandemic and post-Pandemic conditions, the CPS is operated as a collaborative platform of Senior Consultants.

Long-track-record senior consultants partner on a project-by-project basis, with additional associates and sub-consultants joining as necessary. The platform provides the project team with project-specific equipment and services, legal support, project accounting; and health, workers' comp, and liability insurance coverage.

CPS Insurance: The CPS obtains insurance on a project basis at the commencement of projects, as agreed upon per client requirements, and/or based on specific project conditions.

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Statement of Diversity and Inclusion

The CPS community of practitioners, researchers, teachers, students, and clients, is strengthened by the diverse perspectives, interests, and identities of our members. We foster a culture of free access to knowledge, unfettered discovery, and collegial, respectful, and trustworthy communication in our research, teaching, and practice environment. We foster a research, teaching, and practice environment that celebrates the individual in the context of shared ideas, work, and experiences that connect all humans. Our commitment to diversity in all forms is rooted in the fundamental belief that engaging with unfamiliar ideas, perspectives, cultures, and people opens the door to better science and practice.

CPS expects all its members and collaborators to establish and maintain clear and unambiguous standards of behavior to ensure harassment-free workplaces wherever science is conducted. We support the essential community effort necessary to eliminate sexual and other forms of harassment in science and to build a workspace where people can learn, grow and thrive.

We do not tolerate any types of harassment and certainly not any type of unlawful discrimination. We strive to address differences through polite, direct, and mutually respectful communication, guidance and mediation, strongly encouraging informal resolution of disputes and conflicts. Community members are expected to engage in all activities in good faith attempts to mediate their differences.

The CPS defines diversity as a collection of individual attributes that together help us achieve our organizations' objectives. We define inclusion as a culture that connects each of our members to the organization. We believe that promoting diversity and inclusion improves the creativity, productivity, and vitality of our community We subscribe to the following Statement of Diversity and Inclusion:

"We recognize that it has a particular and unique opportunity to support the commitment to diversity and inclusion by taking an intentional step that encourages funders, partners, associates, participants, and students to consider diversity and inclusion as part of their efforts and work. This action has the potential to make an impact on not only the diversity and inclusion in the built environment, but also beyond."

Climate and seismic resistant design are cross cultural.

1. The 1910 Oakland City Hall, by Palmer & Hornbostel was built on the "bone and muscle" principle of masonry-wrapped steel construction. It survived the severe 1989 Loma Prieta earthquake, after which it was rehabilitated.

2. The still-standing Great South Gate, *Nandaimon*, at the Great Buddha Temple Complex in Nara, was constructed around 1180 CE in the seismically-resistant Chinese bracketed manner.

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Select Project Experience

Master Planning and Design Policy

Pennsylvania Station, New York

New Neighbourhood Master Plan and complete rebuilding of historic train station, $6-8 Billion

MaVille Corregido, Haiti

Prototypical, full-service, integrated, sustainable communities for Haitian Reconstruction

St. Elizabeth's East, Washington, DC

40 Acres Campus Masterplan in the heart of DC, for DHS, affiliated commercial and educational; For Chesapeake Crescent Foundation.

Baja Pacifico, Baja California, Mexico

1,000-lot main town centre for 40,000 Acre development on 28 miles of coastline.

Anacostia River Plan, Washington, DC

5 miles, 17 bridges, and tree-lined promenades emulate the Paris on the Anacostia. $53 B.

Duroville Social Housing Redevelopment, La Quinta, California

160 acre master plan with commercial and social housing

San Antonio de los Baños Historic Center Urban Rehabilitation of US

78 Ha New Community for the town of San Antonio de los Baños

Intermodal Metro Stations, Tel Aviv, Israel

Two intermodal stations and created Urban Design Guidelines.

Master Plan for 21st Century Cuba

109, 884 km2 Island of Cuba

North East District, South Bend, Indiana, USA

420 acres Urban Revitalization

Saint Joseph Grade School Campus Master Plan, South Bend IN, USA

125 acres Urban Campus

The Royal Site Aranjuez Historic Center, Madrid, Spain

300 Ha Urban Master Plan for Aranjuez

San Antonio Riverwalk, San Antonio de los Baños, Havana, Cuba

305 Km2 Landscape project for Ariguanabo River San Antonio de los Baños

Key Guillermo Master Plan, Punta Rasa Beach, Camaguey, Cuba

295 Ha New Coastal Resort

San Antonio de los Baños Master Plan, Havana, Cuba

127 Km2 (49 sq mi) Urban Plan for the town of San Antonio de los Baños

Arcadia Master Plan

1,415 Ha New Community for the town of San Antonio de los Baños

Master Plan for International Film and TV School

4,305 Ha project for San Antonio de los Baños International Film School

Blakely County, Georgia USA

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50 year long range plan for the County (Placemakers)

Civic and Arts Projects

Princeton Club, New York

$10M renovation

ESOC, LAMTA, Los Angeles, CA

4-theater Emergency Security and Operation Center, includes rail and bus operation centres

City Center Hotel Prop., Washington DC

360 room, 10 story, boutique hotel, with ground floor restaurants and shops. Hines.

Las Vegas City Hall Prop., Las Vegas, NV

450,000 SF, $90 M Authentic Southwestern City Hall, preserves urban memory in a constantly changing city.

Washington University, St. Louis

$250M new construction for lecture halls, and labs

Hagan Academy, Columbia, MO

Master plan and design for private school, $50M

US Navy Museum, Washington, DC

Proposal for National Maritime Heritage Foundation; $60 M US Navy Museum housing a Ship.

Senate Health Facility, Washington, DC

7,000 SF interior in Carrere & Hastings' Russell Senate Office Building.

International Film School Center for Advanced Studies, Havana, Cuba

13,575 m2 Academical Complex

Cultural Center and Municipal Library, S.A.Banos, Havana, Cuba

4,560 m2 Cultural Complex

Yuma Study Center, Washington, DC

40,000 SF remodel and addition to existing convent / school. Alvin Holm Arch., Lead.

Malibu Jewish Center and Synagogue, Malibu, California

Limited competition entry for educational and community center, JV with Ellerbe Becket, Los Angeles.

US Capitol Technical and Historical Coordination, Washington, DC

Integration of New Mechanical Systems. (Architrave PC Architects)

Architecture and Site Planning

Terminal D, Dallas-Fort Worth, Texas

2,000,000 square-foot, $1.2 B international terminal. (HNTB)

Grand Central Terminal, New York, NY

$275 M East Side Access project, 1050' Concourse and train rooms under Park and Madison Avenues (AECOM).

Gateway Towers, Las Vegas, Nevada

Landmark project for Downtown Las Vegas. Tower 1 $150M; Both Towers:

Select Project Experience cont.

$400M

Civic Center, Forest Hill, Texas

650,000 SF Civic and Commercial Center, "a real downtown" for a Fort Worth suburb.

Poplar Point Marina, Washington, DC

River-front architecture features clock tower and small lighthouses.

Condominiums, Potomac, MD & Washington DC

Condominiums and apartments for up-scale empty-nester market; Conversion of townhouse to condos.

Irish Square Master Plan, South Bend, IN, USA

70,520 Sf Residential Development

11 Metro Stations, Washington, DC

Preliminary Engineering for 11 new Silver Line Metro stations to Dulles Airport and beyond, $50 M each.

555 Old Woodward Mixed-Use Complex Renovation

70,520 Urban Design Assessment for TRG in Birmingham, MI, USA

Marina Beach (Doubletree) Hotel, Marina Del Rey, Los Angeles, CALIF.

450-room hotel in the Marina.(Skidmore, Owings and Merrill)

Becker and Associates, Consultants, Inc., Washington DC

5,000 SF office space for prominent scientific consulting firm.

Winning Connections, Washington DC

3,000 SF office space for Capitol Hill political consultant.

Condominiums and Apartments, Potomac, Maryland & Washington DC

Condominiums for up-scale market in Potomac, MD & DC. (SK&I)

Condominiums, Los Angeles and Pasadena, California

16 and 20-unit condominium projects.

Master Plan Estate, Pennsylvania

$50M, 30,000 estate master plan for historic preservation

Greenwich Village Hotel, New York

New 120 Unit Hotel in historic district, $30M

Seaport Hotel, South Street New York

$10M renovation

Miami Beach Hotel, Florida

$15M new hotel incl. Approvals

Shearith Israel Condominium, New York,

$60M new construction, design and management

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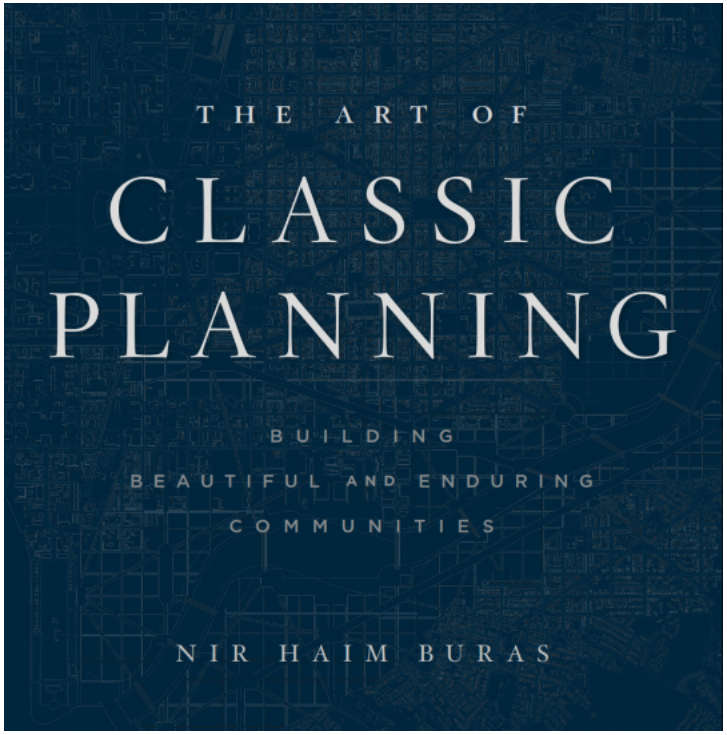
The Art of Classic Planning

Nearly everything we treasure in the world's most beautiful cities was built over a century ago. Cities like Prague, Paris, and Lisbon draw millions of visitors from around the world because of their exquisite architecture, walkable neighborhoods, and human scale. Yet a great deal of the knowledge and practice behind successful city planning has been abandoned over the last hundred years—not because of traffic, population growth, or other practical hurdles, but because of ill-considered theories emerging from Modernism and reactions to it.

The errors of urban design over the last century are too great not to question. The solutions being offered today—sustainability, walkability, smart and green technologies—hint at what has been lost and what may be regained, but they remain piecemeal and superficial. In *The Art of Classic Planning*, architect and planner Nir Haim Buras documents and extends the time-tested and holistic practices that held sway before the reign of Modernism. With hundreds of full-color illustrations and photographs that will captivate architects, planners, administrators, and developers, *The Art of Classic Planning* restores and revitalizes the foundations of urban planning.

Inspired by Kyoto, Vienna, and Venice, and by the successes of L'Enfant's Washington, Haussmann's Paris, and Burnham's Chicago, Buras combines theory and a host of examples to arrive at clear guidelines for best practices in classic planning for today's world. *The Art of Classic Planning* celebrates the enduring principles of urban design and invites us to return to building beautiful cities.



Federal Data/Information Sharing

Federal Government Agencies (hereby the Agency) defines 'data' in OMB Circular A-110 as: The recorded factual material commonly accepted in the scientific community as necessary to validate research findings, but not any of the following: preliminary analyses, drafts of scientific papers, plans for future research, peer reviews, or communications with colleagues. This "recorded" material excludes physical objects (e.g., laboratory samples). Research data also do not include:

(A) Trade secrets, commercial information, materials necessary to be held confidential by a researcher until they are published, or similar information which is protected under law; and (B) Personnel and medical information and similar information the disclosure of which would constitute a clearly unwarranted invasion of personal privacy, such as information that could be used to identify a particular person in a research study.

This Data Management Plan (DMP) covers the data which will be collected under this and is designed to be consistent with the Agency policies. In accordance with this policy, this plan does not include preliminary analyses (including raw data), drafts of scientific papers, plans for future research, peer reviews, or communications with colleagues. Furthermore, data to enable peer review and publication/dissemination and/or to protect intellectual property may be temporarily withheld from distribution and other proposed data management. This plan will make certain that the data produced during the period of this project is appropriately managed to ensure its usability, access and preservation.

The types of data that will be generated by this project include:

1. Drawings, plans, renderings, 3D models
2. Reports and articles, webinars, videos
3. Scientific data collected in the course of the work

Data Management

A. All data will be stored in standard software formats (e.g., Word, Excel, Cadd, Sketchup, html, jpeg, ArcGIS, PDF or similar formats).
B. The final reports and articles will be preserved and archived by archival hardcopy printing and submitting them to the Library of Congress.
C. Digitized information will be saved to PDFs and transferred to the Agency. They will include an easily accessible index that documents where all archived data are stored and how they can be accessed.
D. Scientific data will be retained by the CPI per their back up, location, frequency, system/ software, and testing procedures.
All data and information we collect on this project will be made available in professional and scientific articles, on the CPI cloud server with full Agency access to them at all times.

Environmental data and information collected or created under this grant or cooperative agreements will be made discoverable by and accessible to the general public, in a timely fashion (typically within two years), free of charge or at no more than the cost of reproduction, unless an exemption is granted by the Agency. Data will be available in at least one machine-readable format, preferably a widely-used or open-standard format, and should also be accompanied by machine-readable documentation (metadata), preferably based on widely used or international standards.

Access to Data and Data Sharing Practices and Policies

All data will be made accessible without explicit request from an interested party from the CPI cloud server, or made available on a public database. At least 3 articles will be published in peer-reviewed journals.

The researchers associated with this study are not aware of any reasons that might prohibit the sharing of the data to be generated under this project for public use and potential secondary uses. The principal investigators retain the right for first use of the data. The

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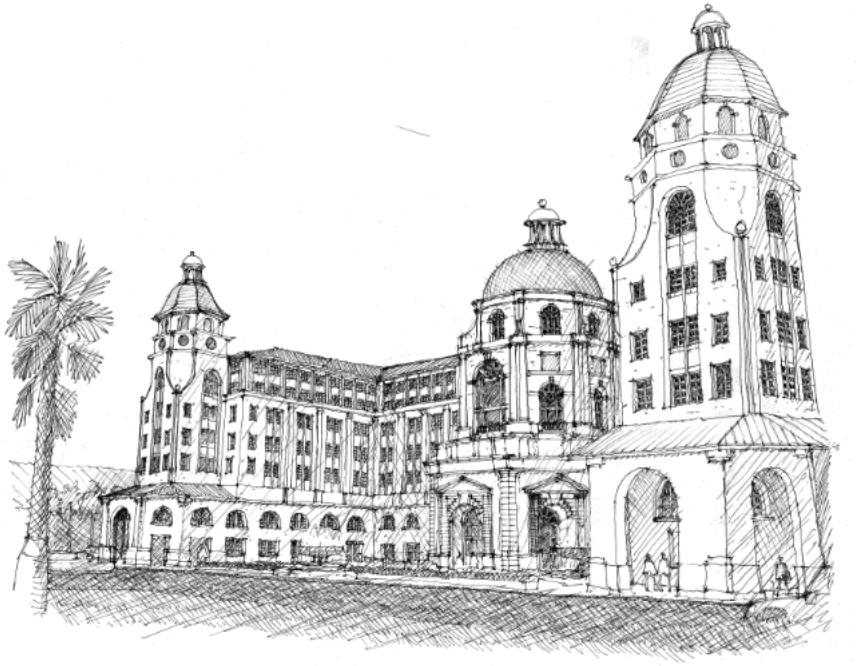
principal investigators will work with their Program Officer to identify public databases which would be appropriate to house data generated from this project as well as for long-term archiving of the materials. Until an appropriate public database is identified, access to the deidentified data will be provided by contacting the PI. For journal publications, summary forms of the data (means and standard deviations) will be published in tables, appendices, or online supplementary materials. Raw data will in principle be available for access and sharing as soon as is reasonably possible, normally not longer than one year after publication of the data. The raw data from the proposed research will be archived locally by the researchers, on regularly backed-up computers and will be preserved for at least three years beyond the award period, as required by the Agency guidelines.

Data Re-Use, Re-Distribution

The data will be provided via general access or sharing per Agency guidelines for disclaimers, or conditions regarding the use of the data in other publications or products.

Re-use and re-distribution will occur in accordance with institutional and Agency policies. The researchers see no reason to disallow sharing and/or secondary use of the data generated by this project after first use rights have been exercised.

This Data Management Plan is aligned with the Data Management Guidance provided by Agency in the Announcement. It is acknowledged that Agency may, at its own discretion, make publicly visible the Data Management Plan from funded proposals, or use information from the Data Management Plan to produce a formal metadata record and include that metadata in a Catalog to indicate the pending availability of new data. It is agreed that the final prepublication manuscripts of scholarly articles produced entirely or primarily with Agency funding will be required to be submitted to the Agency's Institutional Repository after acceptance, and no later than upon publication. Such manuscripts shall be made publicly available by Agency one year after publication by the journal.



Classic Planning™ is the collective intelligence of how we built cities prior to 20th and 21st-century planning. It is the humane alternative to the dystopias projected in much of today's media. Classic Planning balances town and country to reflect the magic of place and create a sustainable legacy. Driven by community aspiration, and articulated by duable construction, Classic Planning uses the shapes and proportions that best suit human requirements for biometrics and well being.

The Classic Planning Studio

A Division of the Classic Planning Institute

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