

Over a decade of work in Hawai'i

Our commitment to walkable island urbanism



1

Maui Missing Middle Housing Scan + Deep Dive™

Project geography 15.5 acres

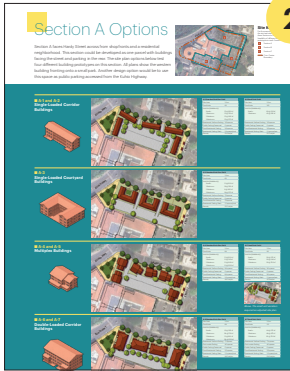
Status Ongoing

Timeline 2024-Present

Reference

Kate Blystone, Director
Department of Planning
Maui County
kate.blystone@mauicounty.gov

Description: Opticos is working with the Hawai'i Community Foundation and the Maui County Planning Department to identify regulatory and policy barriers to the development of context-sensitive Missing Middle Housing in existing Maui neighborhoods. Through analysis of current regulations and development patterns, stakeholder engagement, and scenario testing on lots in Maui communities, Opticos will deliver recommendations to support the development of more housing options for Maui residents.



2

Lihū'e Civic Center Redevelopment Feasibility Plan

Project geography Lihū'e Civic Center

Timeline 2023-2024

Reference

Jodi Higuchi Sayegusa
Deputy Planning Director
County of Kaua'i
jhiguchi@kauai.gov

Description: To help build community consensus and guide regulatory changes to support workforce infill housing development on county-owned land at the Lihū'e Civic Center, Opticos hosted a community workshop and developed feasibility studies to determine development capacity. For the workshop, Opticos created a community design exercise using 3D printed model pieces to show how different building types could fit on the site.



3

Wailani Lot Neighborhood Concept + Site Design

Project geography 9 acres

Timeline 2022

Reference

Milani Pimental
Executive Director, Kaua'i Habitat
for Humanity
milani@kauaihabitat.org

Description: Kaua'i Habitat for Humanity was looking for innovative solutions to a site that is in a prime location in Lihū'e. Habitat for Humanity hired Opticos Design to deliver creative solutions for a neighborhood that was in need of a vision beyond the conventional ways of designing a site plan aiming to achieve maximum unit yield. Opticos designed a plan that not only exceeded the target unit count, but also provided a series of connected, pedestrian-oriented greens throughout the site to foster community and provide ample green space.



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4

Plantation Camps FBC Strategic Advising + Support



APA Hawai'i Outstanding Planning – Honorable Mention 2023

Project geography

Pākalā Camp and Kaumakani

Status

Adopted

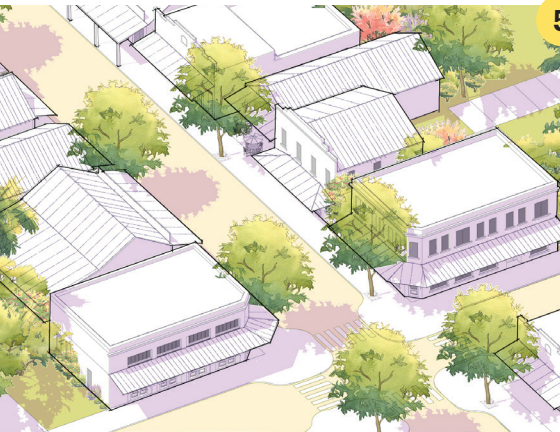
Timeline

2020-2021

Reference

Marie Williams
 Long Range Planning Manager
 County of Kaua'i
 mwilliams@kauai.gov

Description: Opticos provided strategic advising and support for Kaua'i County staff who drafted a form-based code for historic plantation camps on the island's west side. The form-based code supports preservation of the historic camps while also allowing limited infill development and housing expansion. The code guides development so that the plantation camps remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity.



5

West Kaua'i Community Plan + FBC



Hawai'i APA Outstanding Planning Award 2021

Project geography

Kekaha, Waimea, Hanapēpē

Status

Adopted

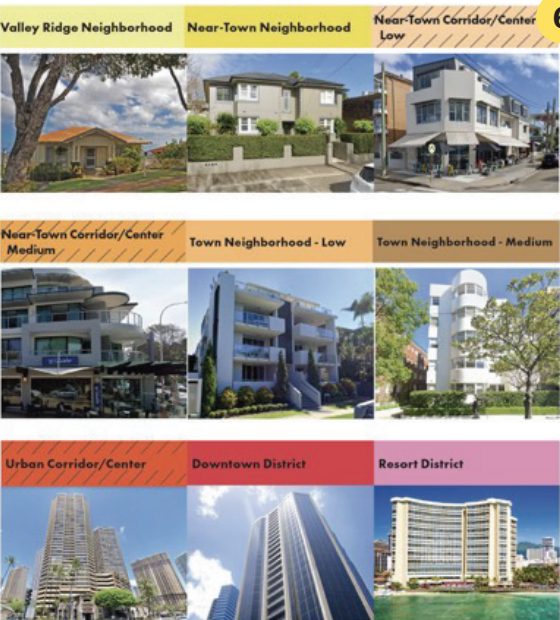
Timeline

2018-2020

Reference

Marie Williams
 Long Range Planning Manager
 County of Kaua'i
 mwilliams@kauai.gov

Description: This flexible form-based code for three communities in West Kaua'i implements the vision created during a series of community charrettes facilitated by Opticos in 2018. The code encourages cost-effective infill development by using historic patterns in the island's built form to inform standards for site design and building form. The code maintains the cherished character of these island communities while providing flexibility for residents to incrementally add more housing units.



6

Primary Urban Center Development Plan Update

Project geography

Honolulu Primary Urban Center

Timeline

2022

Status

Passed First Council Reading
 (March 2024)

Reference

Noelle Cole
 Planner, Policy Planning Branch
 City and County of Honolulu
 Department of Planning &
 Permitting
 noelle.cole@honolulu.gov

Description: As part of a larger consultant team, Opticos developed a land use strategy for growth and change that includes a palette of place types that will help to streamline plan implementation by identifying where policies and implementation actions can be shared between different places, and where unique solutions will need to be found. The place types function as form-based land use designations that provide a vision for the future of Honolulu. Opticos' urban design expertise ensured that each place type captures the different conditions related to urban form and the physical character that define the unique communities and neighborhoods found throughout Honolulu. Place Types and land use policies, created by Opticos, are presented in a graphic-rich Land Use and Urban Form chapter in the Development Plan. Opticos developed layouts and graphics to make policies and standards easy to read and accessible to a variety of Plan users, and to clearly communicate the intent of the Land Use plan.



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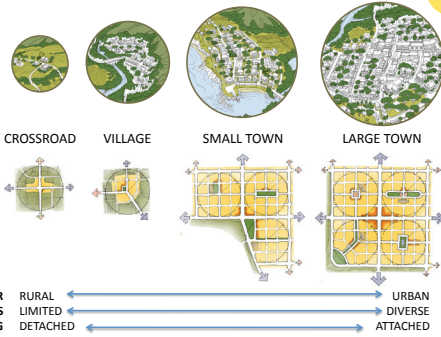
Palette of Place Types

7

South Kaua'i Community Plan + FBC



APA Hawai'i Outstanding Planning Award 2015



Project geography

Kōloa Town, Po'ipū and Kalāheo

Status Adopted

Timeline 2013-2014

Reference

Marie Williams
 Long Range Planning Manager
 County of Kaua'i
 mwilliams@kauai.gov

Description:

In coordination with its planning and regional-scale efforts, Opticos worked with the community in the South Kaua'i area to draft a Form-Based Code for the area.

Guiding the planning and coding efforts were the concepts of preservation, evolution, and transformation. Opticos worked with the community to identify ways to preserve agricultural character and cultural history, which led to zoning code changes that will intelligently allow the village to evolve over the next twenty years.

8

Kaua'i Kākao General Plan Place Types Strategy



APA Hawai'i Outstanding Planning Award 2018

APA National Daniel Burnham Award 2019

Project geography

Island-wide

Status Adopted

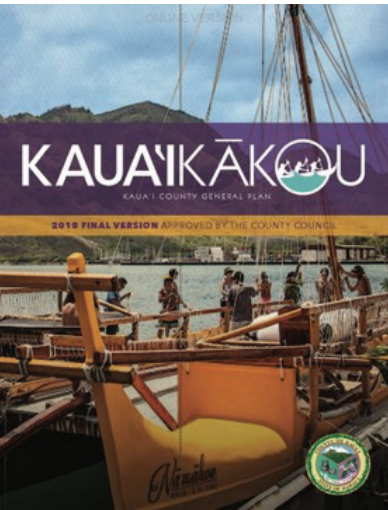
Timeline 2015-2016

Reference

Marie Williams
 Long Range Planning Manager
 County of Kaua'i
 mwilliams@kauai.gov

Description:

In collaboration with SSFM International, Opticos worked to integrate walkable community types into the General Plan land use framework. The Opticos team facilitated a series of multiday workshops on the West Side and North Shore of Kaua'i that aim to understand individual communities' desired "degree of change" with regards to various aspects of the built environment and ways in which the General Plan land use can guide this anticipated change. Place Types have been utilized to summarize size, intensity, and character and correlate land use designations with new, form-based zoning districts.



“Opticos has been very helpful in working with us to clarify and define what Smart Growth means to the island of Kaua'i. They have been able to clearly translate the “generic” Smart Growth ideas into creative, culturally specific ideas and approaches to guide our future planning and coding projects.”

Mike Dahilig

Director (Former), Kaua'i County Department of Planning



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