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Stefanos Polyzoides

Mr. Stefanos Polyzoides is a principal of [Moule & Polyzoides, Architects and Urbanists](#). He was born in Athens, Greece, received his Bachelor of Arts *magna cum laude* and Masters in Architecture from Princeton University, and has lived in Los Angeles since 1973. He is a registered architect in the states of California and Arizona.

Mr. Polyzoides' distinguished career covers the areas of architectural and urban design education, design and theory. His professional experience spans institutional and civic buildings, historic rehabilitation, commercial projects, housing, campus planning, and urban design. He is an Associate Professor of Architecture at the University of Southern California (USC) and has been a Visiting Professor at several schools including Princeton University, where he was on the Advisory Board of the School of Architecture from 1983-1990.

He is a co-founder of the Congress for the New Urbanism, a national association of over 1,600 architects, planners, engineers, developers, government officials and environmentalists who are working toward the restoration of existing urban centers, the reconfiguration of suburbs, and the protection of nature within an integrated regional structure, and is co-author of the *Ahwanhee Principles*. He continues an active involvement in the CNU as Chair of the Congress and by sitting on the Board of Directors.

Design responsibility is shared between the two principals of Moule & Polyzoides. His recent design experience includes major urban design projects, such as the Pasadena Civic Center/Midtown Urban Design Program; the San Gabriel Valley Urban Design Plan for seven cities in the San Gabriel Valley; the 1,000-acre Playa Vista New Town; the Los Angeles Downtown Strategic Plan; the Beverly Hills Downtown Enhancement Plan; and the Glendale Town Center for Glendale, California. He is also a principal designer for the new town of Civano in Arizona, a model of sustainable development. He has been in charge of numerous campus planning and design projects, including the Athens College Elementary School, the University of Armenia, and various projects for Scripps College and the University of Arizona.

Mr. Polyzoides' articles have been recently featured in both national and international journals. He is the author of two books, *Los Angeles Courtyard Housing: A Typological Analysis* and *R.M. Schindler, Architect*. In addition, his research has produced four distinguished exhibitions and exhibition catalogs: "Caltech: 1910-1950," "Myron Hunt: 1868-1952," "Wallace Neff," and "Johnson, Kaufmann & Coate."

100 N. Garfield Ave. Room S228 Pasadena, CA 91109



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STEFANOS TEACHES AT HARVARD GRADUATE SCHOOL OF DESIGN EXECUTIVE EDUCATION PROGRAM

07/16/13



(left to right) Harvard Square; Harvard Steps; Beverly Hills Golden Triangle Enhancement, Moule & Polyzoides

Stefanos Polyzoides was an instructor this year in Robert Gibbs's acclaimed program, "Urban Retail: Essential Planning, Design, and Management Practices." The course explored how proven principles of retail development can be combined with the best practices of New Urbanism, Smart Growth and architectural design to create successful and competitive mixed-use urban commercial centers.

The program covered many topics, among them the required market demographics for various retailers, shopping center typologies and consumer psychographics, as well as the nuts and bolts of how to program, plan and design competitive retail in historic downtowns, underperforming shopping centers and new ground-up mixed-use town centers and lifestyle centers.

Instructors: Robert J. Gibbs, PLA, ASLA, CNU, Gibbs Planning Group, Birmingham Michigan; Terry Shook, FAIA, Shook Kelly, Charlotte North Carolina. Guest speakers: Stefanos Polyzoides, Moule & Polyzoides, Architects and Urbanists, Pasadena California; Yaromir Steiner, Steiner + Associates, Columbus Ohio; Jane Grabowski-Miller, Erdman Development Group, Middleton Wisconsin; Steven Sugg, University Place, Washington.

Related Thoughts Introduction to 'Principals of Urban Retail Planning'

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INTRODUCTION

Moule & Polyzoides, Architects and Urbanists was founded in 1990 to address the emerging challenge of our time: creating timeless and sustainable buildings, campuses, neighborhoods and towns for current and future generations.

Our work aims to celebrate civic life in human settlement, care for the natural world and provide new alternative models to the social isolation and placelessness of suburban sprawl. Our approach is grounded in pairing cutting edge technology with generative social, environmental and economic actions. Its aesthetic root is in the exploration of design in the context of distinct cultural traditions and climate-specific ecological landscapes.

Our projects are framed through the simultaneous consideration of issues of the unique ambitions of our clients, human scale, open space, landscape, transportation, infrastructure and buildings. This work is based on sustained inquiry and through it, the development of insight into the workings of individual towns or cities. Our projects unfold by design iterations through various design options and crystallize in easily understood and commonly supported final recommendations and sequences of actions. We are expert listeners, accomplished leaders of public meetings and capable mediators in helping people with disparate views resolve complex challenges.

Our goal is to provide our clients the highest standard of comprehensive architectural services with experience in multiple areas of expertise. The organization of the firm consists of partners, associates, and project managers structured around project teams who execute the work from inception through realization. At the center of our practice is a total commitment to quality, integrity, efficiency and accountability, along with strict adherence to budgets and schedules and, ultimately, a superior service.

Moule & Polyzoides is a Women's Business Enterprise and a California Corporation, with its partners being Elizabeth Moule and Stefanos Polyzoides. The firm has architects registered in California along with several other states and NCARB national licensing reciprocity.

Our firm practices both architecture and urbanism with projects in the United States and around the world. Our international reputation for design innovation and our strong service record are demonstrated in over 300 completed projects.

The work of Moule & Polyzoides has been published worldwide, showcased in various museum and university exhibitions, and has received numerous awards for excellence. The firm was awarded the prestigious **Architect of the Year** by the Los Angeles Business Journal.

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Stefanos Polyzoides plans to make cities more livable

The architect and his wife, Elizabeth Moule, are among the founders of the New Urbanism movement, a reaction against urban sprawl as well as the so-called urban renewal movement of the 1960s.

January 23, 2011 | By Sharon Bernstein, Los Angeles Times

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The gig: Architect Stefanos Polyzoides is a godfather of the hugely influential movement in architecture and urban planning known as the New Urbanism. All those suburbs that decided to put in little downtowns and walkable areas? The whole loft thing? Infill development that puts condos in empty lots instead of sprawl out in the exurbs? Credit Polyzoides, his wife, Elizabeth Moule, and a small group of colleagues for co-founding the influential movement — and Polyzoides for giving it a name. Today the couple speak and write widely on the topic. They also run a thriving Pasadena architectural firm responsible for such diverse projects as the Del Mar station in Pasadena built over the Gold Line tracks and the civic plan for downtown Los Angeles.

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The reason: Polyzoides, who was born in Greece, watched with sadness as development trampled beautiful old buildings in his beloved Athens when he was a child. "I grew up watching the city of Athens being absolutely destroyed through redevelopment," Polyzoides said, "from a beautiful city to an absolute jungle." Moving to Los Angeles as a young man solidified the impulse: Here was a city of lovely little neighborhoods that was letting itself decay or be paved over, even as its suburbs were sprawling for more than 100 miles.

Getting started: Fleeing political violence in Greece in the 1960s, Polyzoides came to the U.S. to study engineering. But at Princeton he found himself in the middle of a bubbling cauldron of ideas about cities. "I got a scholarship to study in Princeton and landed among a most remarkable number of great teachers," he said, including such architects and scholars as Michael Graves and Kenneth Frampton. He earned undergraduate and graduate degrees in architecture at Princeton, and then taught there and at USC while also establishing an architectural practice. He and Moule married in 1988 and became business partners two years later.

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No McMansions: Polyzoides believes that architecture should not just be about who can design the fanciest or wildest-looking building. If human beings have the obligation to leave the world a better place than they found it, designing the buildings and communities in which we live can play a huge part. "Architecture is not an aloof and isolated subject," he said. "It belongs to a very time-honored human enterprise of building cities and coming to grips with nature. If you see architecture that way, it is never isolated. It is never insulated. It is never a subject by itself."

New Urbanism: The Congress for the New Urbanism, an organization with about 3,100 members, was the first to articulate many of the ideas that now pervade planning in many cities. Started by Polyzoides, Moule and four colleagues in 1993, it was a reaction against urban sprawl as well as the so-called urban renewal movement of the 1960s, which had led to the bulldozing of historic neighborhoods such as Los Angeles' Bunker Hill.

Projects: Polyzoides and Moule are working on a new plan for downtown Fresno, along with a plan for 7,000 acres of neighborhoods around the downtown area. They're doing another plan for the portion of East Los Angeles that is under the jurisdiction of L.A. County. They're also designing a new residence hall for Scripps College in Claremont.

Pet peeve: The wholesale destruction of older communities in China, as that country's economic development continues to explode. "I'm scandalized at the way the Chinese are throwing away their roots," he said.

Love and work: One fuels the other, Polyzoides said. The 64-year-old lives with Moule and their three children in Pasadena, where they reside on the grounds of one national monument, the Hale Solar Observatory, and work in another, an office designed and formerly used by famed architect Wallace Neff. "It is very unusual to be married to a brilliant person who is on the same journey with you," he said. "To be able to share not only your personal life but your professional life — it's a remarkable thing. I couldn't be half of who I am without this personal relationship."

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