

JODI DUBYOSKI, RA, AICP

Richmond, VA

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PROFESSIONAL PROFILE

Licensed architect and certified planner with fifteen+ years of interdisciplinary experience in urban design, equitable development, and participatory planning

AREAS OF SPECIALIZATION

- Participatory and Community-Led Urban Design and Planning
- Neighborhood Infill & Development, Land Use, and Housing
- Commercial Main Street Planning, Design & Strategy
- Interdisciplinary Collaboration
- Professional Mentorship and Leadership

EDUCATION

Portland State University | Master of Architecture, 2016

- *Graduate Certificate in Public Interest Design*

Virginia Tech | Bachelor of Architecture, 2009

LICENSURE & CERTIFICATIONS

Registered Architect, Commonwealth of Virginia

Certified Planner (AICP)

TEACHING EXPERIENCE

ARE Coach / Instructor (Virtual) | Black Spectacles

AUGUST 2020 - MAY 2021

- Delivered fully virtual ARE (Architect Registration Examination) prep courses supporting professional licensure candidates
- Tailored interactive, accessible digital content to diverse learning styles
- Responded to student feedback to improve both content and delivery

Graduate Research Assistant | Center for Public Interest Design, Portland State University

SEPTEMBER 2014 – JUNE 2016

- Assisted with design-build courses focused on community-based projects addressing housing and spatial justice
- Assisted with grading and mentored students through office hours and studio critiques

Seminar Instructor | Inside Architecture + Design @ Virginia Tech

JULY 2012 & 2014

- Taught a week-long architecture and design seminar introducing spatial reasoning and design thinking to high school students
- Cultivated early student interest in architecture and urban design through experiential learning

Guest Critic / Juror | Various

- Engaged with students as a guest critic for architecture and planning studios at Portland State University, University of Oklahoma, and Morgan State University

PROFESSIONAL EXPERIENCE

Streetsense | Senior Urban Designer

JANUARY 2023 – PRESENT, REMOTE (BASED IN WASHINGTON, DC)

- Lead collaborative urban design and planning projects integrating brand strategy, economic development, and community engagement
- Led a 3-year economic visioning strategy with Fairfax County's historic Lake Anne Village Center, including ongoing community engagement, high-level master planning, development feasibility study, economic and cultural resource analysis, and wayfinding strategy
- Co-led a high-profile downtown Atlanta public space design strategy, embedding social equity and historical context into market-driven client approach
- Deploy digital polling tools and virtual workshops in addition to traditional in-person engagement methods to expand inclusivity in stakeholder participation
- Mentor emerging professionals, offering guidance in design methods, technical processes, and professional development

FORM Coalition | Owner & Principal Architect

DECEMBER 2018 – JANUARY 2024, RICHMOND VA

- Founded and directed an architecture and planning practice dedicated to working with clients focused on equitable community building at a variety of scales
- Focused on infill development and Main Street scale
- Stewarded a community engagement and visioning initiative for Richmond's Fulton neighborhood to address the effects of redlining and displacement on the commercial main street
- Collaborated with nonprofits and public-sector partners to align design strategies with community needs and economic goals through small area and strategic plans in localities across Virginia including Covington, Martinsville, and Roanoke

Brett Schulz Architect | Project Architect

AUGUST 2016 – JULY 2019, PORTLAND OR

- Designed and managed small and mid-sized multifamily and mixed-use infill projects, aligning design objectives with planning and zoning requirements.
- Advanced affordable housing initiatives and neighborhood infill through participatory planning and design
- Coordinated with public agencies and nonprofits to deliver context-sensitive projects supporting walkable and economically diverse neighborhoods

COMMUNITY & PROFESSIONAL SERVICE

Partnership for Smarter Growth | Board Member, Treasurer

FEBRUARY 2025 - PRESENT

- Partnership for Smarter Growth advocates for a Richmond Region that plans sustainably, grows inclusively, and connects communities
- As a board member I have helped incorporate inclusive workplace policies, advised on the strategic plan, and provide financial oversight in my role as treasurer

Circles RVA | Ally / Volunteer

JULY 2025 - PRESENT

- Circles is dedicated to increasing upward mobility for individuals and families living in poverty by building intentional relationships across socioeconomic lines

Church Hill Association | Board Member / Director-at-Large

OCTOBER 2020 - NOVEMBER 2022

- Served on the Livable Streets Committee (including championing a name change from the Transportation Committee) and Historic Preservation & Land Use Committee
- Brokered a conversation between the Community Land Trust, the neighborhood association, and a local developer that resulted in two parcels of a new development project being put in the Land Trust

SPEAKING

- *Leveling Up: Placemaking for Longevity and Stronger Business Communities*, North Carolina Craft Brewers Conference, Durham NC, November 2025
- *Yes in My Backyard? What if I don't Want a Backyard?* Hampton Roads Zoning Atlas Forum, Chesapeake VA, October 2023
- *Hacking the Zoning Code* (Panelist), Zoned Out at the Governor's Housing Conference, Alexandria VA, November 2022
- *S, M, L, XL: Working Across Scales for Community Change* (Panel / Moderator), Association for Community Design webinar, Virtual, February 2022
- *Introduction to Urban Design* (Guest Lecture), VCU Wilder School, Virtual, April 2021
- *Intentional Leadership* (Panelist), AIA Virginia Young Architects' Forum, Virtual, October 2020
- *Putting Participation into Practice: Strategies for Evolving Architecture*, University of Oklahoma, Schools of Thought (Conference Paper), Norman OK, March 2020
- *Designing the Future of Capitol Hill: Design process and the right to the city in a south Oklahoma City neighborhood*, Association for Community Design Conference, Baltimore MD, September 2018

AWARDS / RECOGNITION

- Golden Hammer Award (2023) - Bermuda Estates Community Center
- Alpha Rho Chi Medal (2016)