

DOUGLAS B. McCOACH, **AIA, NCARB, LEED AP**

Director of Planning

PROJECT ASSIGNMENT:

Development Planning / Urban Design

YEARS OF EXPERIENCE:

MRA: <1
Other Firms: 35

EDUCATION:

Bachelor of Architecture, Syracuse
University, 1984

ACTIVE REGISTRATION:

Maryland, Architecture, 1987, #7656
Delaware, Architecture, 2004, #S5-
0008470
New Jersey Architecture, 2004, #AI-16742
New York, Architecture, 2007, #30196
National Council of Architectural
Registration Boards, #109626
US Green Building Council, L.E.E.D
Accreditation, 2004

PROFESSIONAL ACTIVITIES:

American Institute of Architects, 1987-
present
Baltimore City Planning Commission,
2002-2007
Downtown Partnership, 2001-2008
Baltimore Regional Transportation Board,
2008
Urban Land Institute Full Member-
National Product Council, 2000-present
Regional Plan Association, 2015-2018
Lambda Alpha International, 2005-present

QUALIFICATIONS:



Doug McCoach is Director of Planning for MRA's Baltimore Office. In this capacity, he brings a lifetime of experience working with public and private sector owners, developers, and investors to develop land use solutions delivering market acceptance, community benefits, regulatory compliance, and superior economic performance. His experience ranges from community specific site design to the master planning and conceptual design of entire cities, and brings to life the opportunities inherent in a variety of project programs, sites and uses.

Prior to joining MRA, Doug worked for over 33 years at CallisonRTKL as a Vice President, where he led all aspects of Design, Documentation and Delivery for public, private, and institutional clients including commercial hospitality and retail, academic residential and instructional, corporate office and technology, federal office and secure facilities throughout the Mid-Atlantic including: MICA's Gateway Dormitory and Arts facility; Owings Mills Office Campus for T. Rowe Price; National Ground Intelligence Center, in Charlottesville, VA; and Towson Town Center. Doug was the creator of CallisonRTKL's Applied Technology Group, leveraging the firm's MEP engineering to address the burgeoning demand for highly reliable, mission critical data facilities for insurance, financial, and e-commerce users. His design for Highmark BlueCross Blue Shield's Primary Data Center, in Harrisburg, PA was recognized with a variety of awards.

Doug was proud to serve on Baltimore City's Planning Commission for over 6 years. This experience translated into service as the Director of the Baltimore City Planning Department. During his tenure, the Department initiated the Transform Baltimore rezoning initiative, established and nurtured the Office of Sustainability, and saw important Affordable Housing legislation passed.

Returning to CRTKL as a Vice President, he led the firm's Washington, DC Planning and Urban Design Studios and then established its Planning Studio in New York City. While in DC, he led efforts to assess, innovate, secure value, and build consensus for public, private, and institutional clients including municipal governments, corporate facilities and real estate, educational institutions, and public agencies. During this period, Doug developed the firm's approach to the regeneration of distressed assets, integrating real estate, environmental remediation and planning into comprehensive disposition strategies. Responsible for the redevelopment strategies for 5700 acres, including 7.1 miles of urban waterfront, Doug is recognized as an industry expert in the regeneration of undervalued real estate, reconciling the requirements for environmental remediation with the creation of commercially viable and culturally engaging reuse strategies. In response to the dynamic needs of a changing environment, his work regularly integrates resiliency strategies into urban design and public place-making, shaping new urban forms that protect from the threats of sea level rise and storm flooding.

Over the course of his 35 years in practice, Doug has become a trusted advisor to owners of distressed assets, municipal leaders accountable to the public interest, and developers looking for viable development strategies informed by market insight. The resultant plans and projects weave together connectivity, open-space, development opportunity and place-making into a cohesive and inviting whole.



**MORRIS & RITCHIE
ASSOCIATES, INC.**

PROFESSIONAL HIGHLIGHTS

RECOGNITION & ACCOMPLISHMENTS

Port Authority of NY and NJ, Port Authority Bus Terminal Replacement Competition, First Prize, 2017
Maryland Institute College of Art, The Gateway, Tembunkart Award for Collaboration, RTKL Associates, Inc., 2009
Maryland Institute College of Art, The Gateway, Design Award, Baltimore AIA, 2008
Director: Baltimore City Department of Planning, 2007-2008
Highmark Data Center, Tembunkart Award for Collaboration, RTKL Associates, Inc., 2006
Task Force Member: Baltimore City Commission for Historic and Architectural Preservation, 2005
Planning Director Search Committee: Baltimore City Department of Planning, 2004
Greater Baltimore Committee Leadership Class, 2002-2003
National Ground Intelligence Center, Tembunkart Award for Collaboration, RTKL Associates, Inc., 2003
National Ground Intelligence Center, Chief of Engineers Award of Excellence – Design, 2002
T. Rowe Price Financial Center, Award of Excellence, Build-to-Suit Office 150,000-SF and Above, NAIOP, 2000
T. Rowe Price Financial Center, Best Projects Award, Engineering News Record, 1999
T. Rowe Price Financial Center, Masonry Institute of Maryland Design Award, Masonry Institute of Maryland, 1998
T. Rowe Price Financial Center, Building Team Project of the Year, Building Design and Construction, 1998
IBM ISSC Data Processing Center, Facilities Design and Management, December 1996
IBM ISSC Data Processing Center, Executive Briefing Room, Best Presentation Rooms, Presentations Magazine, 1995
EXPO '98 Lisboa Design Competition, Winning Submission, 1993
IBM ISSC Data Processing Center, Town of Greece Design Award, Town of Greece, 1990
Smith Design Competition, Winning Submission, 1982

SPEAKING ENGAGEMENTS

Participant in numerous panels and programs related to Planning and Land Development, Technology Facilities, and Surplus Property Strategy and Disposition.

COMMUNITY MEMBERSHIPS

GBC Baltimore City Leadership class of 2002
Cathedral of Mary Our Queen
Homeland Architectural Review Committee

BOARD MEMBERSHIPS

ULI Reuse & Redevelopment Product Council – Past Chair for Membership
Downtown Partnership – Past Board Member
Jubilee Baltimore – Past Board Member
Institute of Notre Dame – Past Board Member

REFERENCES

Mark Alvarez
Previously Regeneration Manager at BP
Currently Director, Surplus Properties Program at ARCADIS
2929 Briarpark Drive, Suite 300
Houston, TX 77042
713-953-4708 -Office
Mark.Alvarez@ARCADIS-us.com

Jay Brodie, President
Baltimore Development Corporation
36 S. Charles Street, Suite 1600
Baltimore, MD 21201
410-837-9305 -Office
jbrodie@baltimoredevelopment.com

SELECT PROJECT EXPERIENCE

Surplus Property and Brownfield Regeneration Planning

Chevron, East Providence, Rhode Island - Redevelopment Strategies to determine disposition alternatives and Decision Support documentation for Chevron SEMREC for multi parcel 70-acre former terminal site along the 1.2 mile length of East Providence, RI's shoreline. Development of a Vision Plan for a 900,000-SF mixed-use redevelopment strategy aligned with the Rhode Island Waterfront Master Plan, enabling Chevron to position the property for sale and capture true market value.

Chevron, Fishkill, New York - Redevelopment Strategies to determine disposition alternatives and Decision Support documentation for Chevron SEMREC for a 105-acre former research facility site straddling Beacon Creek in Fishkill, NY. Development of a Community Vision Plan for mixed-use redevelopment, enabling Chevron to position the property for sale and capture true market value.

Inner Harbor Master Planning, Baltimore, Maryland - Master planning for the regeneration of waterfront sites around the harbor, incorporating community input and development objectives into a cohesive planning framework to transform obsolete industrial sites into vibrant waterfront developments. Development of Baltimore's Maritime Industrial Zoning Overlay District (MIZOD).

Chevron, Bayonne, New Jersey - Redevelopment Strategies to determine disposition alternatives and decision support documentation for Chevron SEMREC for a 42-acre former Terminal site in Bayonne, NJ.

National Grid Surplus Property Portfolio Assessment & Monetization Strategy - Assessment and creation of a monetization strategy for a 1400 Surplus Property portfolio in New York, Massachusetts, Rhode Island, and New York. High Value sites supported by redevelopment planning, market value determination, and Entitlements.

BP Masterplan and Disposition Strategy, Hastings on the Hudson, New York - Land use planning to identify long-term development options in order to assess market value for the land. Integrating land use planning with remediation strategies to identify potential savings due to scope reduction related to reuse scenarios.

Master Planning and Development Test Fits for General Electric - Test fits to determine regeneration strategy and residual Land Value for General Electric at multiple sites including Rio de Janeiro, Brazil.

Master Planning and Development Test Fits for BASF - Test fits to determine regeneration strategy and residual Land Value for BASF at Peekskill, New York and Wyandotte, Michigan.

Master Planning and Development Test Fits for Dow Chemical - Test fits to determine regeneration strategy and residual Land Value for Dow Chemical at multiple sites including Rifle Flats, Colorado.

Middle Branch Master Plan, Baltimore, Maryland - A multi-disciplinary master plan reconnecting six existing communities to new areas of waterfront development located around the perimeter of the Middle Branch of the Patapsco River. The plan emphasized sustainability as a platform to guide transportation and recreation investment, as well as development standards and heritage tourism.

Mixed-Use and Transit Oriented Design

Reston Town Center North Master Plan, Reston, Virginia - Master planning and architectural design services for 44.5 acres of civic, institutional, commercial office, retail, residential, open space development.

Alphaville Dias Branco Mixed-Use Master Plan, Fortaleza, Brazil - Mixed-use master plan for development on the northeast coast of Brazil, incorporating green infrastructure design.

Montvale Town Center Master Plan, Montvale, New Jersey - Phase 1 - 24-acre grocery anchored mixed-use master plan; Phase 2 - 42-acre residential mixed-use masterplan; Phase 3 - Corporate facility integration into the 42-acre masterplan.

Oak Creek Town Center Master Plan, Oak Creek, Wisconsin - 80-acre master plan for mixed-use development with commercial, residential and civic focus.

Flats East Bank, Cleveland, Ohio - Urban design strategies for a new 25-acre urban waterfront destination in Cleveland, Ohio. The objective was to capture the industrial character of legacy uses through the quality of and environmental graphics.

Silver Spring Library Development, Silver Spring, Maryland - 1.3-acre library and mixed-use development, site planning and conceptual design including site analysis, review of commercial district requirements and intentions, replacement library, retail components and test fits for light rail.

Al Reggah District Master Plan, Jubail Industrial City (JIC), Saudi Arabia - 876-acre master plan, including residential districts featuring a green spine park and waterfront.

Resilient Design and Master Planning

Lower Manhattan Integrated Flood Protection System, NDRC, New York, New York - Responding to the combined threats of sea level rise, storm flooding and inundation, the LMIFPS project seamlessly integrates the engineering requirements of flood mitigation into the park areas, pedestrian ways, private development, and highway infrastructure wrapping the 3.8-mile length of the island. The design responds to the security interests of New York City's citizens into an effective yet inconspicuous manner. The solutions spin off social and community benefits in the form of expanded open space recreational facilities, enhanced pedestrian connectivity and business reliability, thus ensuring New York City's role as a center for global commerce and investment.

Norfolk, Thriving with Water, NDRC, Norfolk, Virginia - As the Home Port for the US Navy's Atlantic Fleet, as well as one of America's most significant commercial Ports, the plan for Norfolk's Riverfront applies urban design and open space elements of the waterfront, flood protection and drainage solutions for a 5.3-mile length of downtown Norfolk, VA to address the needs of both single family residential neighborhoods and Norfolk's commercial downtown. The foundation of Norfolk's future economic vitality is established through innovative stormwater management techniques that provide both flood mitigation as well as enhanced connectivity and open space.

Bay Park Levee and Flood Mitigation, Bay Front, New York - Landscape architectural master planning, schematic design, contract document, and construction administration services for the design and implementation of an active and passive recreational park and open space incorporating a new flood protection levee system. Extensive community engagement was key to ensuring the newly reconstructed park would continue to serve as a hub for community recreation.

Arco Tiete: Master Plan, Sao Paulo, Brazil - Over the past century, the Tietê River has been compromised by pollution and development and as a result now cleaves the city of São Paulo into two halves. A cohesive vision for redevelopment was prepared to restore the river along its 15 km length to reclaim a huge central land area equivalent to the size of the island of Manhattan. The solution provides desperately needed public space and addresses flooding, water quality and failed transportation networks through riverfront regeneration with integrated transit, open space creation and economic development, thus, changing the status of the Tietê from a river of challenges to a river of opportunities.

Corporate and Technology Master Planning

T. Rowe Price Phases I-II, Owings Mills, Maryland - 32-acre corporate campus, master planning through construction administration of first two phases including four Class "A" office buildings and four accompanying parking structures.

National Ground Intelligence Center, Charlottesville, Virginia - 400,000 SF secure intelligence facility.

Preston Arundel Mills Office Development, Hanover, Maryland - 1,116,000-SF suburban office park, includes five office buildings and a 150-key, 104,680-SF hotel.

USF&G, Mt. Washington Campus, Baltimore, Maryland - 28-acre corporate campus, master and strategic planning for adaptive reuse of college campus including training and development center with 50-key hotel, 184,000-SF data processing center, dining facility, support and storage services, gymnasium, pool and jogging trails.

Florida Atlantic University Research Park, Fort Lauderdale, Florida - Campus Plan and Common Area strategies for emerging research park.

Campus Facilities and Master Planning

Social Security Administration Metro West Complex, Baltimore, Maryland - 11-acre campus renovation, strategic planning and design services including the repair and alteration of 1.3 million-SF of office and support spaces.

Health Care Financing Administration National Headquarters, Woodlawn, Maryland - 900,000-SF government headquarters facility, design/build project including data processing, conference, training, auditorium and support facilities.

MICA Gateway Student Residences, Baltimore, Maryland - 180-Bed Residence Hall above a Black box theatre facility.

University of the District of Columbia Master Plan, Washington, DC - 21-acre urban campus master plan update including provisions for new student center and two student residence halls, as well as a building assessment and test fit of possible satellite facility.

Lafayette College Sullivan Road Residences, Easton, Pennsylvania - 155,000-SF, 8-building student housing master plan, including 3- and 4-story dormitory buildings, structured parking garage, group living accommodations and student common and activity space intended to anchor the east end of campus.

Gibbons Commons Campus Plan, Baltimore, Maryland - Phase 1 – A 34.2-acre campus plan utilizing the Babe Ruth ballfield as the central element organizing social housing, fitness, and commercial uses. Phase 2 – A 40-acre redevelopment strategy and masterplan to reposition Seton Keogh Campus into a community-oriented workforce training or social housing campus.