

DEMETRI BACHES

A . I . C . P . C N U - A

Demetri Baches, AICP, CNU-A, has been a member of The Congress for New Urbanism (CNU) since its founding. A city planner by training, he has twenty-five years of national and international urban design, coding, and real estate development experience working in both the public and private sectors.

Demetri focuses his professional practice at the intersection of vision and implementation, exploring and creating design techniques and fostering collaborations that unlock the conditions required to promote the harmonious play between urban development, governmental oversight, and citizen participation. Demetri excels at identifying a project's comprehensive vision and development potential, as well as the participants who can champion the resulting plans into reality. He reinforces his role in industry innovation and leadership by lecturing nationally and internationally, at conferences and forums and to government agencies and developers, on planning, marketing and sustainable urban design.

Demetri is in the process of writing two books based on his body of research: *Town and City Whispering: The Habits of Highly Successful Communities*, as well as *Top Tier Towns: The Principles & Techniques of Full Spectrum Development*.

PROFESSIONAL SERVICE

2010-Present: Owner and Partner, Metrocology, Inc.

- Directs projects that seek to streamline and re-tool the relationships between municipal planning, private sector development, and citizen participation
- Advances the techniques and structure of a prototype Office of Civic Investment as a vehicle to silo-bust public sector regulatory hurdles
- Assesses existing municipal organizations to facilitate the consolidation of public sector community building resources, to better engage and leverage private sector development and investment know-how
- Leads developers, municipalities and NGOs in identifying and engaging underutilized and/or unrecognized community assets through Civic Master Planning aimed at improving quality of life and standard of living

2003-2011: Founder and Managing Principal, DPZ Pacific

- Co-founded DPZ's first affiliate office and established its home office in Kuala Lumpur, Malaysia, responding to the demand for sustainable and innovative planning solutions in the fastest growing region of the world
- Directed the design and implementation of projects ranging from new cities and towns in Australia, China and the UAE, to neighborhood revitalizations and resorts in Australia, The Philippines, and New Zealand; to form based code writing for government agencies throughout the region
- Organized and led multi-disciplinary teams of consultants, public officials, and citizen-based organizations to engage in tactical approaches to growth policy
- Led Firm's branding and marketing efforts through lectures, interviews and presentations

1997-2003: Director, Duany Plater-Zyberk & Company

- Responsible for selecting the Firm's projects to advance the principles and techniques of smart growth within the planning and development industry
- Led the Firm's initiatives to distribute its urban design tools and methods to planning and development professionals around the world
- Established and directed the Firm's first international office in Manila, The Philippines
- Co-founded the Fund for New Urbanism, sourcing investor participation and development opportunities based on mixed-use and walkable urban design
- Coordinated with the Municipal Code Corporation of America to enable national access to the SmartCode through website sales and marketing

DEMETRI BACHES

2

A . I . C . P . C N U - A

PROFESSIONAL SERVICE (CONT.)

1995-1997: Project Manager, Duany Plater-Zyberk & Company

- Managed the master plan for Atlantic Station, a billion dollar grey-field redevelopment in downtown Atlanta in conjunction with the EPA, the City of Atlanta, and the Developer
- Sourced and managed the Firm's first master plans in Malaysia, China, and The Philippines
- Participated in the development of affordable housing design guidelines for the HUD Hope VI initiative
- Participated in the development of the first SmartCode, a zoning code based on the Firm's work that would become the template for all current Form-Based zoning ordinances

1992-1995: Director of Planning, City of Belmont NC, USA

- Created the City's first Planning Department and established the first inter-governmental monthly meeting schedule between Planning & Zoning and Public Works
- Managed the City's engagement with Duany Plater-Zyberk & Company for the Downtown Belmont Master Plan
- Developed and implemented the first Form-Based zoning ordinance for an existing municipality in the United States
- Coordinated consultants, community leaders, and citizens to complete the City's first Comprehensive Plan entitled "Between Two Rivers."
- Served as design oversight of the City's first streetscape improvement project
- Committee Member for the Catawba River Corridor Plan, a joint planning effort between the Centralina Council of Governments, the State of North Carolina, and local municipalities along the Catawba River

EXPERTISE

- Urban Design, Master Planning, Form-Based Codes, Comprehensive and Strategic Planning
- Governmental Planning and Development Policies
- Team Building, Multi-disciplinary and Large Group Management
- Sustainability Theory, including integration into urban design and community development
- Communication, Presentation and Listening skills
- Decision-Making, grounded in "informed observation"

AFFILIATIONS AND CERTIFICATIONS

2012: Congress for the New Urbanism - Accredited

1999: Urban Land Institute - Member

1996: American Institute of Certified Planners - Certified

1993: Congress for the New Urbanism - Member

1992: American Planning Association - Member

ACADEMIC BACKGROUND

1992: Masters Program - Planning and Geography, **University of North Carolina, Charlotte**

1988: Bachelor of Arts - Political Science and Business, **University of North Carolina, Chapel Hill**

AWARDS

2016: **Congress for the New Urbanism Charter Award**, for "Beaufort Civic Master Plan"

2015: **NCAPA Marvin Collins Outstanding Planning Award**, for "Build a Better Boulevard"

2014: **SCAPA Outstanding Planning Project Award**, for "Beaufort Civic Master Plan"

DEMETRI.BACHES@ME.COM

305.606.7701

WWW.DEMETRIBACHES.COM

DEMETRI BACHES

A . I . C . P . C N U - A

SELECTED LECTURES, INTERVIEWS, PANELS, PUBLICATIONS AND AWARDS

2016: Joint GPA/SCAPA Fall Conference, Panel Member: "How to Get the Most from Your Consultant"
 2011: Urban Land Institute, TAP Member, CARTA Intermodal Transportation Analysis, Charleston SC
 2010: Affordable Housing & The Transect, Planning Institute of Australia, Brisbane, Australia
 2010: Urban Land Institute, Form Based Coding in Real Estate Development, Webinar, USA
 2010: Crisis and Beyond: The Path to a Post-Carbon Human Habitat, Gold Coast City Council, Australia
 2007: Auckland Regional Council Planning Conference, Speaker, Auckland, New Zealand
 2006: Radio New Zealand, Ideas Segment, "Urban Cool" Interview, Auckland
 2004: New Zealand Cubes Magazine, Interview, "Thinking Outside the Box," Issue 004, New Zealand
 2004: Gold Coast Transportation Planning Address, Gold Coast Council, Surfer's Paradise, Australia
 2003: Planning and New Urbanism, Forum, Keynote, Christchurch, New Zealand
 2002: New Urban News, National Radiocast, Smartcode, USA
 2002: HGTV Interview, Live Work Housing, televised segment, Atlanta GA
 2002: Rolling Stone Magazine, Interview, Asbury Park Master Plan Redevelopment, New York NY
 2001: Congress for Asian New Urbanism, Presenter/Panelist, Manila, The Philippines
 2001: Urban Land Institute Development and Transportation Summit, Presenter and Panelist, Miami FL
 1999: Malaysian Builders and Developers Conference, Speaker, Kuala Lumpur, Malaysia
 1998: National Development Council Keynote, Kuala Lumpur, Malaysia
 1997: Architectural Record Magazine, "The New Urbanists: The Second Generation," USA
 1997: Builder Magazine National Conference, Panelist, Washington DC
 1996: Asian Development Conference, Presenter/Panelist, Harvard GSD, Cambridge MA
 1992: AIA North Carolina State Conference, Charlotte, Keynote, Charlotte NC

DOMESTIC CLIENT REFERENCES

Andres Duany, President

Duany Plater-Zyberk & Company, Miami FL
 305.644.1023 • aduany@dpz.com

Bob Hughes, President

Hughes Development, Greenville SC
 864.233.2580 • bhughes@hughesdevelopment.com

Cindy Harris, VP of Development

Howard Hughes Corporation, Dallas TX
 214.734.9519 • cindy.harris@howardhughes.com

Steve Benjamin, Mayor

City of Columbia, SC
 803.361.4910 • stevebenjamin@sc.gov

Chad Oppenheim, Owner

Oppenheim Architecture & Design, Miami FL
 305.439.3540 • chad@oppenoffice.com

Jon Verity, Chairman

Redevelopment Commission, Beaufort SC
 843.263.5411 • jon@verity.com

Josh Martin, Chief of Staff

Office of the Mayor, Charleston SC
 843.247.2057 • martinj@charleston-sc.gov

INTERNATIONAL CLIENT REFERENCES

Paul Murrain, (former) Director

The Prince's Foundation, London, England
 011.44.7734.539141 • paul.murrain@virgin.net

Evan Williams, President

Williams Capital, Auckland NZ
 011.64.9.377.7751 • ewilliams@williamsland.co.nz

Gary White, (retired) Director

Dept of Infrastructure & Planning, Queensland AU
 011.61.407.969.442 • white@marcoplan.com.au

Garth Moore, Planning Manager

City of Ipswich, Queensland AU
 011.61.477.152.106 • gmo98690@bigpond.net.au

Leon Krier, Architect/Urbanist

London, England
 011.33.4.9447.8595 • leonkrier@yahoo.co.uk

Malcolm Pearson, Partner

AECOM, Hong Kong
 011.852.9021.1422 • malcolm.pearson@aecom.com

Jim McNoulty, CEO

Conics Corporation, Brisbane AU
 011.61.418.725.898 • jim.mcknoulty@conics.com.au

DEMETRI BACHES

4

A . I . C . P .

C N U - A

SELECTED WORK

Office of Civic Investment

Established and co-directed the Beaufort Office of Civic Investment (OCI). OCI reported to the Redevelopment Commission (RDC), the appointed board tasked by City Council with managing the City's redevelopment efforts. OCI served as staff to the RDC and was responsible for cross-department coordination of master planning and permitting, project selection, and community outreach for all private and public sector initiatives in the City.

Beaufort Civic Master Plan

Led the planning and design effort for the City's Civic Master Plan. The Civic Master Plan assembled existing comprehensive and strategic plans into a single detailed urban design document. The Beaufort Civic Master Plan serves as the City's development manual, informing all investment policies, development projects, and budget preparations at the Council level.

Top Tier Towns: The Six Habits of Highly Successful Communities

A collection of informed observations and experiences taken from the front lines of municipal revivals across America. The Six Habits provide the guidelines around which anyone passionate about their community can focus their work, acknowledging the complexity of community-building without being overwhelmed by it.

SELECTED U.S. EXPERIENCE

INFILL MASTER PLANS

- PortMiami/WTC, Miami FL
- Kline Property, Columbia SC
- Civic Master Plan, Beaufort SC
- Morris Square, Charleston SC
- Atlantic Station, Atlanta GA
- City Place, West Palm Beach FL
- Legacy Town Center, Plano TX

NEIGHBORHOOD MASTER PLANS

- Civic Master Plan, Beaufort SC
- Cherokee Farms, Beaufort SC
- Merry, Aiken SC
- Fallschase, Tallahassee FL
- TOD Master Plan, Cornelius NC
- Craig Ranch, McKinney TX
- Celadon, Beaufort SC
- Anchor Mill TOD, Huntersville NC
- Cheshire, Black Mountain NC
- Hannibal Square Revitalization, Winter Park FL
- Coconut Grove Revitalization, Miami FL
- I'On, Mt Pleasant SC
- Vermillion, Huntersville NC
- Salamanca, Miami FL
- Lakelands, Gaithersburg MD

DOWNTOWN MASTER PLANS

- Cramerton 2050 Plan, Cramerton NC
- Civic Master Plan, Beaufort SC
- Downtown Statesboro, Statesboro GA
- Downtown Sarasota Plan, Sarasota FL
- Plan Baton Rouge, Baton Rouge LA
- Town Center Extension, Cornelius NC
- Downtown Revitalization, Fort Myers FL
- Coral Gables, Coral Gables FL
- West Palm Beach, West Palm Beach FL
- Downtown Birmingham, Birmingham MI
- Naples Plan, Naples FL

NEW VILLAGE, TOWN + CITY MASTER PLANS

- Sandy Point, Edenton NC
- Grangmoor, Montgomery AL
- Trillium Resort, Cashiers NC
- Habersham, Beaufort SC

REGIONAL + COMPREHENSIVE PLANS

- Burton Regional Plan, Beaufort SC
- Hillsborough County Comprehensive Plan, Tampa FL

DEMETRI BACHES

A.I.C.P.

CNU-A

CODING + ZONING

- Brevard UDO Re-Write, Brevard NC
- Cramerton Code, Cramerton NC
- Belmont Code Update, Belmont NC
- Bull Street Redevelopment, Columbia SC
- City of Statesboro, Statesboro GA
- Sandy Point Code, Edenton NC
- Cherokee Farms Code, Beaufort SC
- Downtown Sarasota Code, Sarasota FL
- Plan Baton Rouge Ordinance, Baton Rouge LA
- Fallschase Code, Tallahassee FL
- TOD Code, Cornelius NC
- Downtown Code, Fort Myers FL
- Craig Ranch Code, McKinney TX
- Atlantic Station Code, Atlanta GA
- Coral Gables Code, Coral Gables FL
- Grangmoor Code, Montgomery AL
- Downtown Birmingham Code, Birmingham MI
- Naples Code and Master Plan, Naples FL
- I'On Code, Mt Pleasant SC
- Vermillion Code, Huntersville NC
- Salamanca Code, Miami FL
- Habersham Code, Beaufort SC
- Lakelands Code, Gaithersburg MD
- Belmont LMO, Belmont NC

SPECIAL PROJECTS

- Office of Civic Investment, Beaufort SC
- The Cliffs Communities, planning, zoning and development advisor, Traveler's Rest SC
- Miami 21, Zoning Code, Miami FL
- NAHB/ULI Live Works, Beazer Homes, Castleberry Hill, Atlanta GA
- 2012 Olympic Village Master Plan, Tampa FL
- TND/Marine Prototype Housing, MCRD Parris Island + MCAS Beaufort, Beaufort SC
- TND/Navy Prototype Housing, NAS JRB New Orleans, Belle Chasse LA
- Prototype Migrant Farmer Housing Plans, Wimauma, FL
- El Toro Naval Airbase conversion Master Plan and Code, Orange County CA
- Pulte Homes TND Housing and Master Plan, Salamanca, Miami FL

SELECTED INTERNATIONAL EXPERIENCE

INFILL MASTER PLANS

- Abu Dhabi Marina, United Arab Emirates
- Haikou Waterfront Plan, Haikou, China
- Lang Fang, Lang Fang China
- Pacific View, Surfers Paradise QLD, Australia
- Salacia Waters, Surfers Paradise QLD, Australia
- Hope Island, Surfer's Paradise, QLD, Australia
- SOL, Christchurch, New Zealand
- Turners + Growers, Christchurch, New Zealand
- Exelsa Village, Tauranga, New Zealand
- Sydenham Square, Christchurch, New Zealand
- Blacktown, Sydney, NSW, Australia

NEIGHBORHOOD MASTER PLANS

- Haven, Providenciales, Turks & Caicos
- Zheng Zhou, Zheng Zhou China
- Zhong Yi Garden, Beijing China
- Diplomatic Enclave, Putrajaya, Malaysia
- Pacific View, Surfers Paradise, QLD, Australia
- Salacia Waters, Surfers Paradise, QLD, Australia
- Hope Island, Surfer's Paradise, QLD, Australia
- Jindee, Perth, WA, Australia
- Modena Beach, Tauranga, New Zealand
- Blacktown, Sydney, NSW, Australia
- Sydenham Square, Christchurch, New Zealand

DOWNTOWN MASTER PLANS

- Haikou Waterfront Plan, Haikou, China
- Ripley Urban Core, Ipswich, QLD, Australia
- Central City South, Christchurch, New Zealand
- Five Mile, Queenstown, New Zealand
- Bin Hai Waterfront, Dalian, China
- Downtown Taiyuan, Taiyuan, China

NEW VILLAGE, TOWN/CITY MASTER PLANS

- La Primavera Resort, Leon, Mexico
- Googong New Town, Canberra, ACT, Australia
- Escap Village, St Lucia
- ECO Island Master Plan, United Arab Emirates
- Madinat al Arab, United Arab Emirates
- New City Critique, Beirut, Lebanon
- Five Mile, Queenstown, New Zealand
- New City Extension, Nanning, China
- Guan Town Extension, Guan, China
- Guilin New Township, Guilin, China
- Nusajaya, Malaysia
- Dos Rios, Laguna, The Philippines
- Daijeon New City, South Korea
- Bulacan City Extension, Manila, The Philippines
- Lang Fang City Extension, Lang Fang, China
- Platinum City, Bangalore, India

DEMETRI BACHES

6

A . I . C . P .

C N U - A

NEW VILLAGE, TOWN/CITY MASTER PLANS (cont.)

- Bin Hai Waterfront, Dalian, China
- Nusajaya, Malaysia
- Boydtown, Bega Valley Shire, NSW, Australia
- Ripley, Ipswich, QLD, Australia
- Sweetwater, Hunter Valley NSW, Australia
- Weiti Villages, Auckland, New Zealand
- Piripai, Whakatane, New Zealand
- Ocean Beach, Hawkes Bay, New Zealand
- Wiroa Station, Kerikeri, New Zealand

REGIONAL + COMPREHENSIVE PLANS

- Van Don Plan, Ha Long Bay, Vietnam
- Guilin New Township, Guilin, China
- Ripley Valley, Ipswich, QLD, Australia
- New City Extension, Nanning, China
- Dajeon New City, South Korea

CODING + ZONING

- Zheng Zhou Code, Zheng Zhou, China
- Mount Peter Sector Plan, Cairns, QLD, Australia
- Ripley, Ipswich, QLD, Australia
- Jindee, Perth, WA, Australia
- Sweetwater, Hunter Valley NSW, Australia
- Hope Island, Surfer's Paradise, QLD, Australia
- Weiti Villages, Auckland, New Zealand
- Modena Beach, Tauranga, New Zealand
- Excelsa Village, Tauranga, New Zealand
- Central City South, Christchurch, New Zealand
- Ocean Beach, Hawkes Bay, New Zealand
- Five Mile, Queenstown, New Zealand
- Platinum City, Bangalore, India
- Wiroa Station, Kerikeri, New Zealand

SPECIAL PROJECTS

- Mount Peter Tropical Architecture, Cairns, QLD, Australia
- Weiti Housing Types, Auckland, New Zealand
- Worker Housing Units and Neighborhood Design, Iraq Reconstruction, Iraq
- Laverton Air Base Redevelopment, Melbourne, VIC