

RESUME

DAVID G. NUTTER, AICP

Civic and Community Planner

Principal, Retired

Nutter Associates, Community Planners & Development Professionals

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For large files: [Google Drop-box](#)

Professional Ability

City, town and regional planner and economic development specialist. Broad knowledge of community revitalization and civic activism. Knowledge of international planning. Highly experienced in project and master planning for a variety of private, non-profit, governmental and public institutions. Formulated development strategies for both small and large-scale revitalization ventures. Programmed and implemented public-private partnership programs. Completed market and financial analysis for mixed-use development projects. Experienced in working with communities and groups, interpreting local history and creating heritage-based programs in urban and rural areas.

Representative Assignments

Prepared comprehensive plans for the Greater Vienna Area on the Nanticoke River in Dorchester County, MD; the Greater Milton Area on the Broadkill River in Sussex County, DE; the Greater Laurel Area on the Broad Creek Greenway in Sussex County, DE, the Greater Ellendale Area between the Nanticoke and Delaware Bay Estuary Watersheds in Sussex County, DE and the Town of Houston in Sussex County, DE. Prepared new zoning ordinances for Odessa, Laurel, and Ellendale in Delaware, and Vienna in Maryland. Developed a Revitalization Concept Plan and Housing Options Analysis for the Historic Kimmeytown Train Station Area in Georgetown, DE. Completed an Economic Development and Community Revitalization Plan for the Historically Black West Rehoboth Neighborhood in Rehoboth Beach, Delaware.

In Upstate New York, prepared comprehensive plans and/or zoning ordinances for the City of Auburn, the Town of Concord and the Village of Springville, the Town of Walworth, the Village of Penn Yan, the Town of Elmira, the City of Olean, the Town of Tonawanda, Tioga County, the City of Lockport, the City of Salamanca, the City of Canandaigua and the Town of Benton.

Prepared a county-wide agricultural lands preservation plan and an economic development plan for Wayne County, NY, cost-of-services studies for the

Town of Clarence and Oswego County, NY, a HOPE VI Housing Strategy and Concept Plan for the City of Rochester Housing Authority, and adaptive reuse studies for the Old Malthouse in Sodus Point, NY.

Directed Erie, Jamestown and Corning Community College campus master plans, Colgate Rochester/Crozer Theological Seminary Study of Campus Development Potentials, and FTE/Space Utilization Analyses for Clinton, North Country and numerous other campus planning projects, including the University of Maryland Downtown Baltimore Graduate Campus master planning and the University of Rochester downtown facility developments.

Prepared redevelopment and revitalization plans for Baltimore's Inner Harbor project, Baltimore's Westside area, Louisville's Broadway Project, Downtown Reading, PA and Utica, New York's Downtown and Canal Harbor areas.

Had planning vision, implementation and community engagement role in the formulation of heritage projects and policies for the New York State Canal (Erie Canal) Recreationway Plan.

Played a similar role in assisting the Horizons Waterfront Commission in Erie County, NY, and contributed to waterfront plans and developments for Seneca Lake in Watkins Glen, Ticonderoga, Olean, Oswego, the Tonawandas and Seneca Falls, NY.

Conducted developer negotiations for the Brown Palace Hotel and Theater Landmark revitalization in downtown Louisville, KY, a new industrial park on the New York State Thruway at Batavia, NY, adaptive re-use for the Gloversville, NY High School and many other projects.

Contributed to the successful planning of the Auburn, NY, Technology Park, which became the site of a new Snyder General Plant, many other companies and over 1,000 new jobs.

Prepared plans for revitalized or new public and farmers' markets in Baltimore, MD, Denver, CO, Rochester, NY, Georgetown, DE, Worcester, MA, and the Mid-Hudson region of New York State.

Other Professional Experience

WICOMICO COUNTY & CITY OF SALISBURY, MD PLANNING AND ZONING

Served as joint Director of Planning, Community Development and Zoning for a metropolitan Maryland Eastern Shore county of 87,000 and its central city of Salisbury of 25,000 people. Responsible for planning, zoning and community development funding, established a Maryland-certified farmland preservation program, worked with Salisbury University on campus and open space development and helped create Urban Salisbury, Inc. as a non-profit 501(c)(3) downtown revitalization corporation, prepared a waterfront greenway concept for the Wicomico River, activated a Rural Legacy program on Quantico Creek and the Nanticoke River, managed a county-wide build-out and trends analysis. Established a program of zoning revisions with a broad-based community committee and consultants, supervised planning procedures for annexation, prepared a Salisbury Community Legacy Plan and, as the centerpiece of the Wicomico County

portions of the then-certified Lower Eastern Shore Heritage Management Plan, created a Salisbury Crescent concept to bind together Salisbury's cultural and historical attractions along the banks of the Wicomico River and its tributaries.

ROCHESTER DOWNTOWN DEVELOPMENT CORPORATION

Successfully accomplished the lead private sector role in planning and implementing Rochester's Main Street Revitalization Project, including a Bausch & Lomb funded Albert Paley redesign of the Main Street Bridge across the Genesee River. Organized public/private partnership support for the municipal cultural district around the Eastman School of Music, created a downtown business improvement district and downtown housing, retail revitalization and urban cultural park plans.

THE DENVER PARTNERSHIP, INC.

Directed Denver's 16th Street Transitway Mall and Downtown Management District in a full program of special services, including staffing for Board of Directors, economic benefit studies, creation of a mall vending and sidewalk café program, operation of a central transit, pedestrian and retail mall, innovative maintenance, replacement, security, promotions, festivals and special events, planning and design coordination, merchant and property owner liaison, and developer consultation. Directed Partnership's Denver Center for the Performing Arts public space project and the expansion of the Downtown Management (B.I.D.) District to three times its original size.

URBAN DEVELOPMENT CONSULTANT

Served as organizing Director of the 501©(4) Broadway Project Corporation in downtown Louisville, Kentucky. Prepared agendas and budgets, raised public and private funds, led development and approval of the urban redevelopment plan and market, urban design and financial analyses. Solicited Developers through an RFP process. Prepared \$5 million UDAG grant. Managed developer selection and grants funding process.

Directed a public/private partnership reorganization plan for transforming Downtown Denver, Inc. into The Downtown Denver Partnership, Inc. in Denver, Colorado, including identification of new mixed-use development projects for Denver's 16th Street Transitway/Mall.

Directed, for the City of Baltimore, a Downtown West Side Revitalization Project for Baltimore's Lexington Market/Howard Street area.

CHARLES CENTER-INNER HARBOR MANAGEMENT, INC.

Assistant General Manager and Vice President/Director of Planning for Baltimore's Inner Harbor redevelopment corporation.

Director of Planning for Baltimore Inner Harbor Projects.

Planning Representative, Concept Development, Meyerhoff Symphony Hall and Baltimore Aquarium.

Project Director, Phase One Baltimore Convention Center project.

Project Director, MetroCenter – West Side/Lexington Market planning project.

Project Director, Downtown Social Security Headquarters Development.
City of Baltimore Mass Transit Coordinator for Phase I Rapid Transit Line
Project Director, Value Capture/Transit Joint Development Program

BALTIMORE CITY PLANNING COMMISSION

Site selection responsibility for the Mayor's Accelerated School Reconstruction Program, liaison to the Urban Design Concept Team to redesign Baltimore's Interstate Highway System, planning for the Baltimore Transit System and neighborhood planning for open space and development affecting inner city areas. District Planner for the Fort McHenry Peninsula from Federal Hill to Sharp-Leadenhall and Locust Point. Baltimore Team Leader, U.S. Department of Education Educational Facilities Charette, Ohio State University, 1968.

Background and Specialized Training

- Born and raised in Manchester, Connecticut, 1939-1961.
- University of Connecticut college-level English while at Manchester High School, Honor Society.
- Bachelor of Arts in Humanities (English Literature and Philosophy), Tufts University, 1961, Cum Laude.
- 513th U.S. Army Intelligence Corps, Oberursel by Frankfurt-am-Main, Germany, 1963-65.
- Army Language School Europe in Oberammergau, Bavaria for the study of German, Fall 1963. Extensive travel in Europe.
- Master of Science in Urban Planning, Columbia University School of Architecture, 1967.
- William F. Kinne Fellows Traveling Fellowship to Study the Cities of Europe, 1966.
- Courses in Construction Management, Real Estate Law, Mortgage Banking and Real Estate Appraisal, Johns Hopkins University, 1974.
- Urban Land Institute (ULI) Real Estate School, Market Analysis, June 1994, Washington, DC.
- Certificate, Introduction to ArcView Geographic Information Systems (GIS) Computerized Database and Mapping, GIS Resource Group, ESRI Authorized Arc View Instructor, East Aurora, NY, 1999.
- Seminar and Workshop in Regional Forecasting and Policy Analysis & Use of REMI Computerized Model, REMI – Regional Economic Models, Inc., Amherst, MA, 1999. Proficient in the use of Adobe Illustrator, Adobe Acrobat, ESRI Arc View GIS, and Microsoft PowerPoint, Excel and Word software.

- Certificate, ABC's of Form-Based Codes, Form-Based Codes Institute, 2013.
- Zoning to Shape Urban Form Short Course, American Planning Association National Conference, April 2013
- Workshop: Comprehensive Plan Standards for Sustaining Places, American Planning Association National Conference, April 2013

Publications

- ❑ ***Policy Plans in the United States and England***, Master's Dissertation, Columbia University, New York, 1967.
- ❑ ***Rowhouse South Baltimore – A District Planning Report for the South Baltimore Peninsula***, 1968.
- ❑ ***Proposal for a Major Social Security Office Center in the Southern Portion of the Orchard-Biddle Project Area in Downtown Baltimore***, March 20, 1972.
- ❑ ***Selecting A Developer***, National Council for Urban Economic Development, 1983.

Memberships, Affiliations & Interests

- ❑ Manchester Historical Society, Manchester, Connecticut, Life Member
- ❑ American Institute of Certified Planners (AICP) & American Planning Association
- ❑ National Historic Trust
- ❑ Historic Resources Commission of Asheville & Buncombe County, Commissioner
- ❑ GroWNC Regional Plan Consortium, Land of Sky Regional Council
- ❑ Western North Carolina Mountain True Alliance
- ❑ Western North Carolina Historical Association
- ❑ The Preservation Society of Asheville and Buncombe County
- ❑ Edward H. Nabb Research Center for Delmarva History and Culture
- ❑ New York State Canal Society
- ❑ Nanticoke Preservation Alliance, Inc., Dorchester County, MD
- ❑ Wenoca Chapter, Sierra Club of Western North Carolina
- ❑ Leadership Asheville Forum
- ❑ Chesapeake Bay Foundation, Annapolis, MD
- ❑ Secretary, Eagle-Market Streets Development Corporation, Board of Directors, Asheville, NC
- ❑ Asheville Downtown Master Plan, Downtown Management Sub-Committee (2010-12)
- ❑ Basilica of St. Lawrence, Basilica Preservation Fund, Inc., Board Member
- ❑ Thomas Wolfe Memorial Advisory Committee, Member

- ❑ Mountain True Buncombe County Land Use Committee, Member
- ❑ *Who's Who in America*, 1987-present
- ❑ Philosophy, Literature and Architecture
- ❑ Local, American, World, Religious and Town Planning History
- ❑ Hiking, Travel & Swimming

References available