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PRACTICES

Land Use

EDUCATION

Cornell University
University of Virginia

TIMOTHY E MCHARG
SENIOR LAND USE PLANNER, AICP



Professional Background

Tim has over 20 years of experience in urban planning and community development in both the public and private sectors. He has managed numerous development review and entitlement processes, including subdivision, land use, design review, and environmental approvals. His experience includes leading many long range planning processes, including comprehensive plans, sub-area plans, development codes, and design guidelines. As a former Planning Director with experience in three states, he has expertise in regulatory analysis, process streamlining, organizational development, and strategic planning.

His practice offers a unique perspective to work within a variety of legal and regulatory frameworks, including significant experience working with public sector decision makers, including Planning Directors, Hearing Examiners, and City Councils. Tim's experience working on numerous diverse, technical, and controversial issues with volunteer boards, steering committees, and Planning Commissions highlights his strong ability to work with diverse stakeholders and interest groups through a public process.

He has extensive experience in all aspects of the development review process, including subdivision, land use, design review, environmental approvals, planned unit developments, annexations and development agreements. Working as a planner in three states has given him a unique perspective and the ability to work within a variety of legal and regulatory frameworks. His knowledge of the needs of public sector decision makers, including Planning Directors, Hearing Examiners, and City Councils, is of significant value to public and private sector clients.

Examples of his experience with large scale, master planned development projects include Newcastle Commons and Three Springs (Durango). As the City's project manager, he was responsible for coordination of review teams from multiple professional disciplines, including planners, engineers, environmental consultants, architects, and attorneys. These projects required significant engagement with other local governments, school districts, state agencies and tribes. Both projects also involved the negotiation and management of development agreements, and Three Springs required the development of a form based code.

Tim has been the project lead for Comprehensive Plans, sub-area plans, development codes, and design guidelines. This long range planning work has varied in scope from periodic updates to new policy documents. He has also drafted numerous development code amendments throughout his career, including highly technical and controversial issues, such as inclusionary zoning in Durango, impact fees in Bozeman, and electric transmission facilities in Newcastle. This has given him strong policy and code development skills, as well as the ability to work with diverse stakeholders and interest groups through a public process.

His experience in different organizations has exposed him to multiple development review processes and public meeting protocols. In order to succeed in these different contexts, he has developed excellent facilitation, presentation and communication skills to work through conflict and complexity. Much of his work involves drafting and presenting staff reports, technical memoranda, and policy analyses to management teams, boards, commissions, and City Councils.

Representative Experience

- Project manager for entitlement of an 800 unit mixed use, master planned redevelopment of a former industrial site.
- Project manager for annexation, entitlement and administration of a development agreement for a 620 acre traditional neighborhood development, including 2,000 residential units, a regional medical center, public sports complex, and two neighborhood commercial centers.
- Led an update of a Downtown Plan, including transportation connectivity, urban design, capital improvements, zoning standards and design guidelines.
- Assists clients with updates and amendments to Comprehensive Plans and development regulations, including management of public outreach and review processes.
- Assists clients with review and entitlement of development projects, including environmental, land use, subdivision, design review and permitting.

Articles and Presentations

- 2019 Northwest Land Camp, Northwest Land Camp, Walla Walla WA, 06/20/2019