



**MALLORY B.E. BACHES**

AICP, LEED-AP, CNU-A



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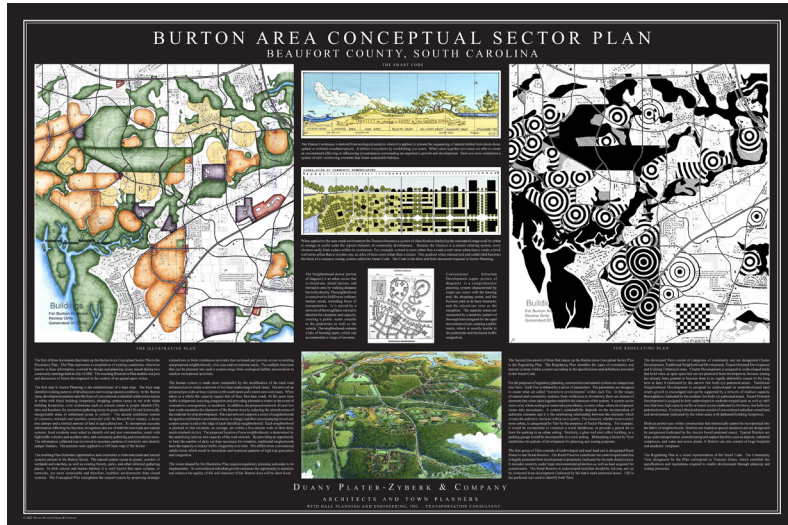
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**DESIGNER PROFILE**





Urbanism critically shapes the lives of entire communities for generations.

I carry this tremendous responsibility into my urban design practice with strong leadership, careful management, respectful collaboration, confident decision-making, and courageous vision guidance.

Throughout my career, I have focused on the intersection of urban design and community development, and I am committed to working toward more just, more equitable, and more inclusive communities. I am skilled in master planning, schematic design, code development, urban revitalization, sustainable visioning, and policy reform. I have led projects as diverse as the redevelopment and code revision of 17 square miles of an American Rust Belt city, to the planning of 3,200 acres of sustainable conservation resort development on the Baja Peninsula of Mexico. I have directed work with individual landowners, private development corporations, nonprofit organizations, community action groups, national foundations, and city and state governmental departments.

I have had the opportunity to lead initiatives focused on leveraging networks to accelerate the pace of change at the local, state, regional, and national level. I am experienced in directing vision, defining strategy, initiating projects, securing partners, collaborating with stakeholders, implementing workplans, and synthesizing results across a wide range of programs, publications, outreach approaches, and organizational structures. My leadership roles have been multi-faceted, and my accomplishments are wide-ranging and transformational for the projects and the organizations that I have served.

Mallory B.E. Baches  
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## CERTIFICATION

- AICP  
*American Planning Association*
- LEED-AP  
*U.S. Green Building Council*
- CNU-A  
*Congress for the New Urbanism*

## EDUCATION

- Bachelor of Architecture  
*University of Notre Dame*
- Master of Science  
Sustainable Urban Development  
*University of Oxford*

## HONORS

- 2021  
*Elsevier (forthcoming)*  
*Smart Cities Policies and Financing Handbook*
- 2019  
*New Urban Research*  
*Conflicts and Commonalities*  
*Between Urban Preservation*  
*and Social Sustainability in the*  
*Historic City of Bath*
- 2018  
Awarded CNU Charter Award  
*The Village of Providence*
- 2016  
Awarded CNU Charter Award  
*Beaufort Civic Master Plan*
- 2014  
Awarded APA-SC  
Outstanding Planning Award  
*Beaufort Civic Master Plan*  
Awarded NAHB  
Community of the Year  
*The Village of Providence*
- 2013  
Named *Next City Vanguard*
- 2006  
Awarded Homes for NC  
Affordable Housing Achievement  
Project of the Year  
*Willow Oaks Hope VI*

**PLANNING**



A BREADTH AND DEPTH OF  
EXPERIENCE IN NATIONAL AND  
INTERNATIONAL  
URBAN PLANNING BEST PRACTICE

Beginning my career at the office of Andrés Duany and Elizabeth Plater-Zyberk allowed me to continue my architectural and urban design education where the best practices of the New Urbanist movement were still being honed, and on projects that are today setting the standard for the success of the movement.

With that incredible foundation, I have developed my planning practice with a goal toward design, regulation, and policy that will successfully endure well past its conception, and will do so toward the benefit of every member of the community.

AN EDUCATION IN TRADITIONAL  
ARCHITECTURE, AND ORIGINAL  
RESEARCH ON THE SOCIAL IMPACT  
OF HISTORIC PRESERVATION

With a degree in classical and traditional architecture, I have a thorough education in the fundamentals of historic building practice, construction technique, and architectural form. I have consistently applied my understandings and my appreciation of the value of preservation to my work in urbanism.

Expanding on my education and professional practice, I have additionally conducted original research into the important relationship between historic preservation and social sustainability, and the unique implications of that relationship within the urban context.

**PRESERVATION**



# SUSTAINABILITY



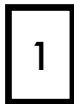
A LONGSTANDING FOCUS ON THE SOCIAL, ECONOMIC, ENVIRONMENTAL, AND CULTURAL SUSTAINABILITY OF PLACE

The manner in which we design, construct, maintain, and evolve our built environment has a lasting effect on the sustainability of our people, our communities, and our planet.

From before it was a common objective of urban policy, I have focused on outcomes that are just, responsive to a changing climate and responsible to future generations. From my graduate studies in sustainable urban development to my leadership in sustainability advocacy, my work takes a critical approach to the resilience of our cities and the well-being of our communities.

## Urban Design

*Master planning, building schematics*



## Land Use Regulation

*Code development, regulatory reform*



## Public Policy

*Urban revitalization, resilience planning*



## Community Engagement

*Public process, shared leadership*



## Strategic Development

*Resource stewardship, capacity building*



# 5

## MAJOR THEMES



**PRACTICE**



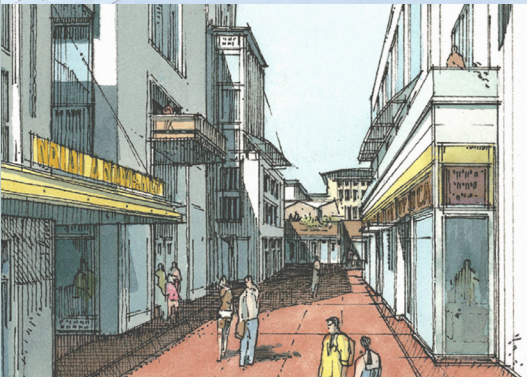
01



02



03



04



05



06

**01** PARADISE POINT

**Surfers Paradise AUS**

Architectural design, urban design, and land use regulation planning project with a focus on environmental sustainability.

**02** LORETO BAY

**Baja California Sur MEX**

Urban design and land use regulation planning project with a focus on social, economic, environmental, and cultural sustainability.

**03** HEART OF PEORIA

**Peoria IL**

Urban design and land use regulation planning project with a focus on economic sustainability and supportive public policy.

**04** SOL SQUARE

**Christchurch NZ**

Urban design and adaptive reuse planning and preservation project with a focus on supportive public policy and strategic development.

**05** CHRONICLE MILL

**Belmont NC**

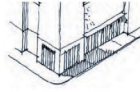
Urban design and adaptive reuse planning and preservation project with a focus on economic sustainability and effective community engagement.

**06** GLASS STREET

**Chattanooga TN**

Urban design and adaptive reuse planning and preservation project with a focus on effective community engagement and strategic development.





**Walls**  
Because the apartment buildings will be programmed to have a mix of uses on the ground floor, it is necessary that the buildings be designed to fit tightly to the frontage site boundaries at the ground floor. This will ensure that the semi-public and public uses on the ground floor will be immediately accessible to pedestrians from the sidewalk while helping to actively define the adjacent public realm. For this reason, the setbacks of the apartment buildings are 0m from the front, 0m minimum from the side, and 0m minimum from the rear. The intention of these setbacks is to create consistent buildingwalls, defined as the planar elevation of the frontage of a building or series of buildings. The apartment buildings are permitted to step back from these setbacks above the ground floor, as design necessitates.



Apartment buildingwalls must show a discernable pattern of hierarchy as they are broken down in scale. In addition, buildingwalls must display a system of ordering in the form of a datum line at the second story floor plate. It is intended that these measures will help provide a relationship with the adjacent townhomes and the surrounding neighbourhood fabric.

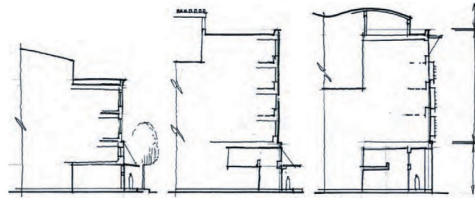


Buildingwalls may change in plane, in a horizontal or vertical line, to accommodate stepping back of building. Incorporation of step backs into the building design is encouraged, since they help to break up the vertical massing of the building as well as to provide residual outdoor space for upper stories in the form of balconies/terraces and roofdecks. Buildingwalls must not be broken except on a horizontal or vertical line. Raking parapets or other angled buildingwall edges are not permitted.



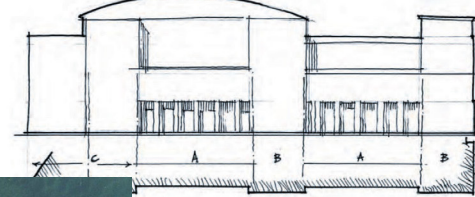
Ground Floor Mixed-Use:

Apartment building heights are dictated by the Master Plan/Regulating Plan, within the range of 4 to 7 storeys. A storey is defined as a floor-ceiling height of a minimum of 2.75m.



Apartment Building Wall Ordering:

The above illustrations depict the required ordering of the buildingwall with a datum line at the second storey floor plate, regardless of building height. Also depicted is a suggested ordering of a set back building cap at the top storey.



Apartment Building Hierarchy:

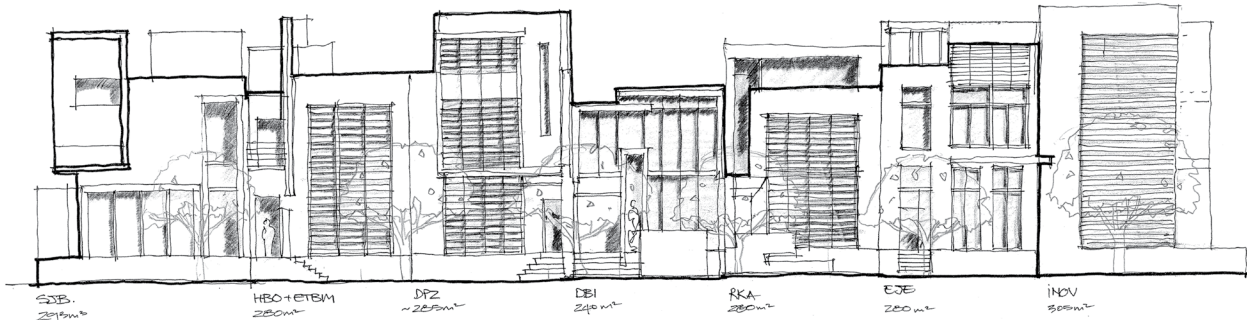
The above illustration diagrammatically depicts the scale breakdown of a building according to a hierarchy. It is intended that buildings not show overwhelming repetition, nor should they show a strict lack of pattern, as they address the street. Because the apartment buildings will be major elements within the neighbourhood fabric, it is important that they relate back to their smaller neighbours. An appropriate hierarchy will be an integral way of doing so.

3. Apartment Building design instructions



*Paradise Point is a 500 unit urban greenfield development located in the resort destination of Surfers Paradise, merging high density residential with major ecological demands and contextual implications, delivered thorough urban plan, architectural pattern book, and management of a local architectural team.*

*Served as designer and project manager.*





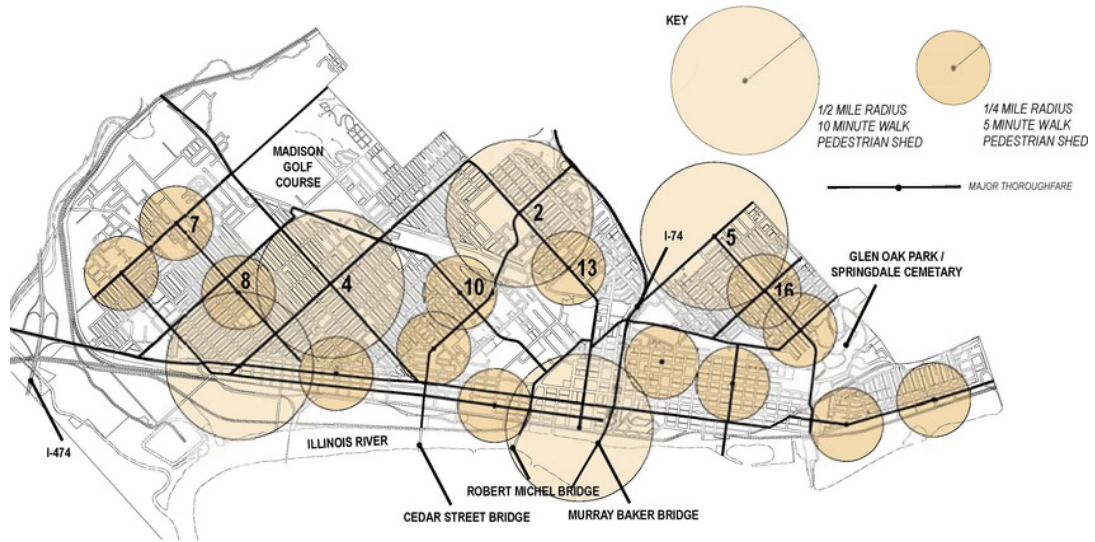


**Loreto Bay** is an 8,800 acre socially, economically, and environmentally sustainable greenfield development, located on the Baja Peninsula coastline and bounded by the Sierra de la Giganta range, composed of a town center, six neighborhoods, and two villages, as well as ample recreation and open space including 5,000 acres of conservation.

Served as project manager.







**Heart of Peoria** is a 7,488 acre downtown redevelopment master plan and form-based code project in the Rust Belt city of Peoria IL. The project provides an urban structure framework focused on economic development, and the reformed zoning code enables specific interventions across the city.

Served as project manager.



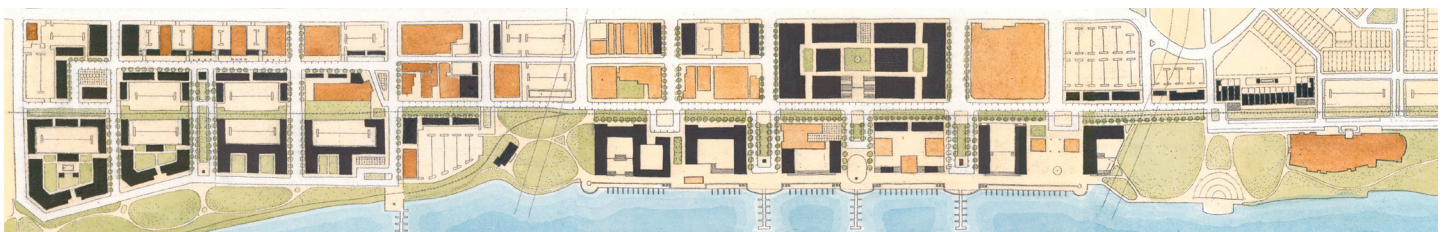
FULTON STREET EXISTING CONDITION: The photograph (above) shows the lower end of the Fulton Street pedestrian mall. The building on the corner is currently vacant, and the frontage on Fulton Street suggests sites that would attract activity.



EXISTING



PROPOSED





SOL Square is an urban infill and adaptive reuse mixed-use redevelopment.

Served as designer.

# SOL SQUARE

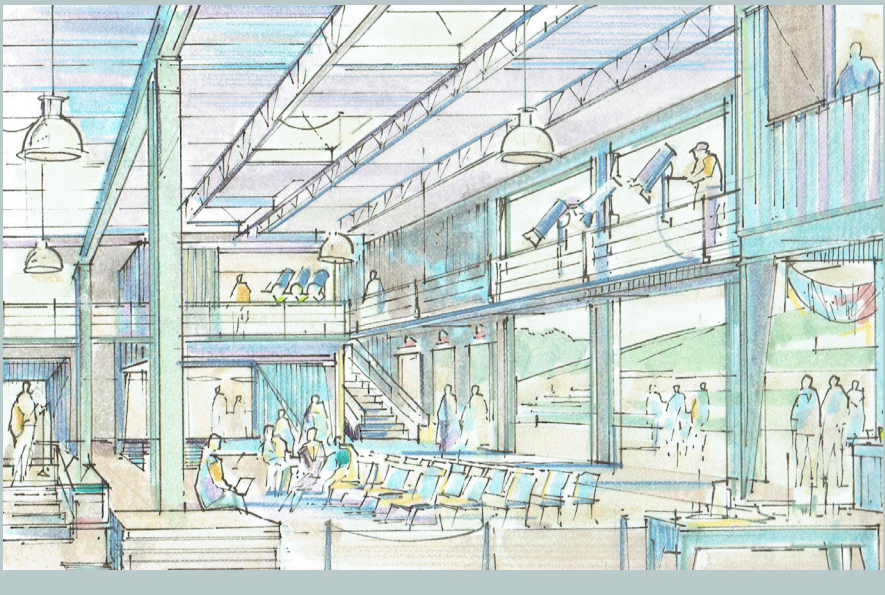






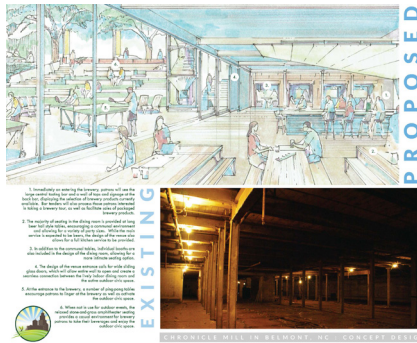
Chronicle Mill is an adaptive reuse of a 100,000ft<sup>2</sup> textile mill. Coordinating the preservation of the historic structure and the mixed-use activation of the property, the concept design respects the legacy of the location so central to the placemaking of the City of Belmont. The design maintains commercial and civic use throughout the majority of the property, and ensures ongoing public access into the beloved structure. The proposed redevelopment program includes: an event space, an outdoor amphitheater, a brewery, a winery (or distillery), a sunken courtyard, a cafe with lounge area, a variety of office spaces, and a boutique hotel.

Served as designer.



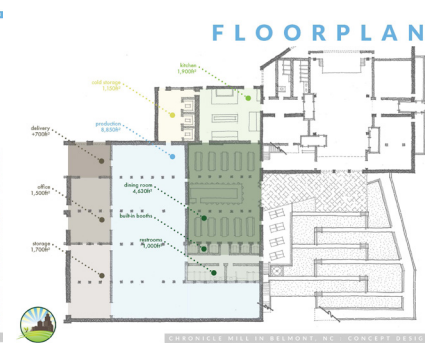
**PROPOSED**

The renovation of the historic mill is a sensitive project that requires a balance of preserving the historic fabric while introducing modern amenities. The design team has worked closely with the community to ensure that the project respects the mill's legacy while providing a vibrant, multi-use space for the future.



**PROPOSED**

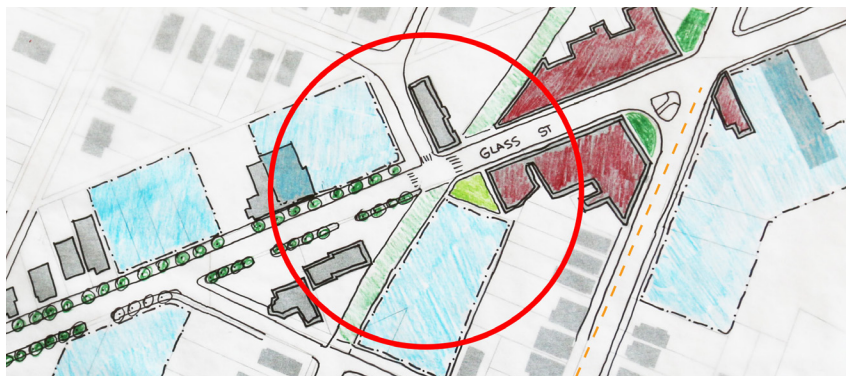
The interior of the mill is a vast, open space that offers a unique opportunity to create a modern, multi-use environment. The design team has focused on maximizing the use of the existing structure while introducing modern amenities and a vibrant, multi-use space for the future.



**FLOORPLAN**

The floor plan of the mill is a complex, multi-level structure that offers a unique opportunity to create a modern, multi-use environment. The design team has focused on maximizing the use of the existing structure while introducing modern amenities and a vibrant, multi-use space for the future.





As published in **NEXT CITY**:

“...while the professionals brought experience to the workshop, local residents and business owners of the Glass Street neighborhood brought expertise to their teams. Whether it was knowing the informal walking paths residents take to avoid dangerous vehicular intersections, the activities neighborhood children participate in after school (and the ones they have to go elsewhere to find), or the concerns of local business owners struggling to encourage activity on Glass Street, community members were the advocates for the changes proposed.

Making the proposals accessible, for a small non-profit and the struggling neighborhood they support, was the challenge for the designers. Lighter, quicker, and cheaper solutions were the goal, and with the charge of short implementation timeframes – 1 month, 1 year, and 3 years – Glass House [Collective] now has a strategy for their organization’s next steps...”

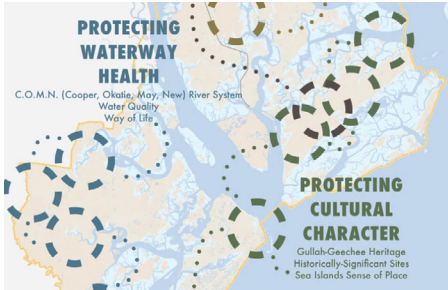
Served as project lead and coordinator.

# COMMUNITY ENGAGEMENT



## COMMUNITY DESIGN

As an urban designer, as well as a former board president of the **Association for Community Design**, I have incorporated the fundamental values of participatory decision-making into my design practice and into my strategic philosophy.



## PUBLIC ADVOCACY

Through various consulting and volunteer opportunities, I have been able to provide my skills and knowledge toward advocacy initiatives in my local region of the Lowcountry, including leading strategy for a land conservation ballot measure and serving as a board president of a public charter school.



## CHARRETTE EXPERIENCE

Over my 20+ year career, I have participated in more than 75 urban design charrettes and community engagement workshops, in partnership and consultation with private developers, nonprofits and community groups, local and state governments, and national and international organizations.



# STRATEGIC DEVELOPMENT

**01** PROGRAM EXPANSION

At the Congress for the New Urbanism, I have expanded the **Project for Code Reform** from a single research project in 2018 to two completed studies and two studies in process as well as multiple educational tools and resources developed, and multiple proposals for additional research projects awaiting approval by partners.

**+300% GROWTH**

**02** START-UP EXPERIENCE

Beginning early in my career, I have thrived in a fast paced and performance focused start-up work environment, whether it was in partnering to open a major firm affiliate, leading the launch of an advocacy nonprofit, starting a professional consultancy, or founding a new public charter school.

**4 NEW ORGS**

**03** BUSINESS DEVELOPMENT

In advising new business at the **Congress for the New Urbanism**, I have developed over \$500,000.00 in program advancement and project development, directly working with project clients and funding partners to substantially grow revenue over the past two years with the organization.

**\$500,000.00+**

## ENDORSEMENTS



### MARINA KHOURY

Partner, DPZ CoDESIGN

*Mallory was always a pleasure to work with, and wise beyond her years. She always maintained a keen professionalism, remained always motivated and dedicated to her tasks at hand. She displayed a rare yet necessary balance of creativity with an astute business acumen.*



### JUDY DIXON

Principal, Rush Dixon Architects

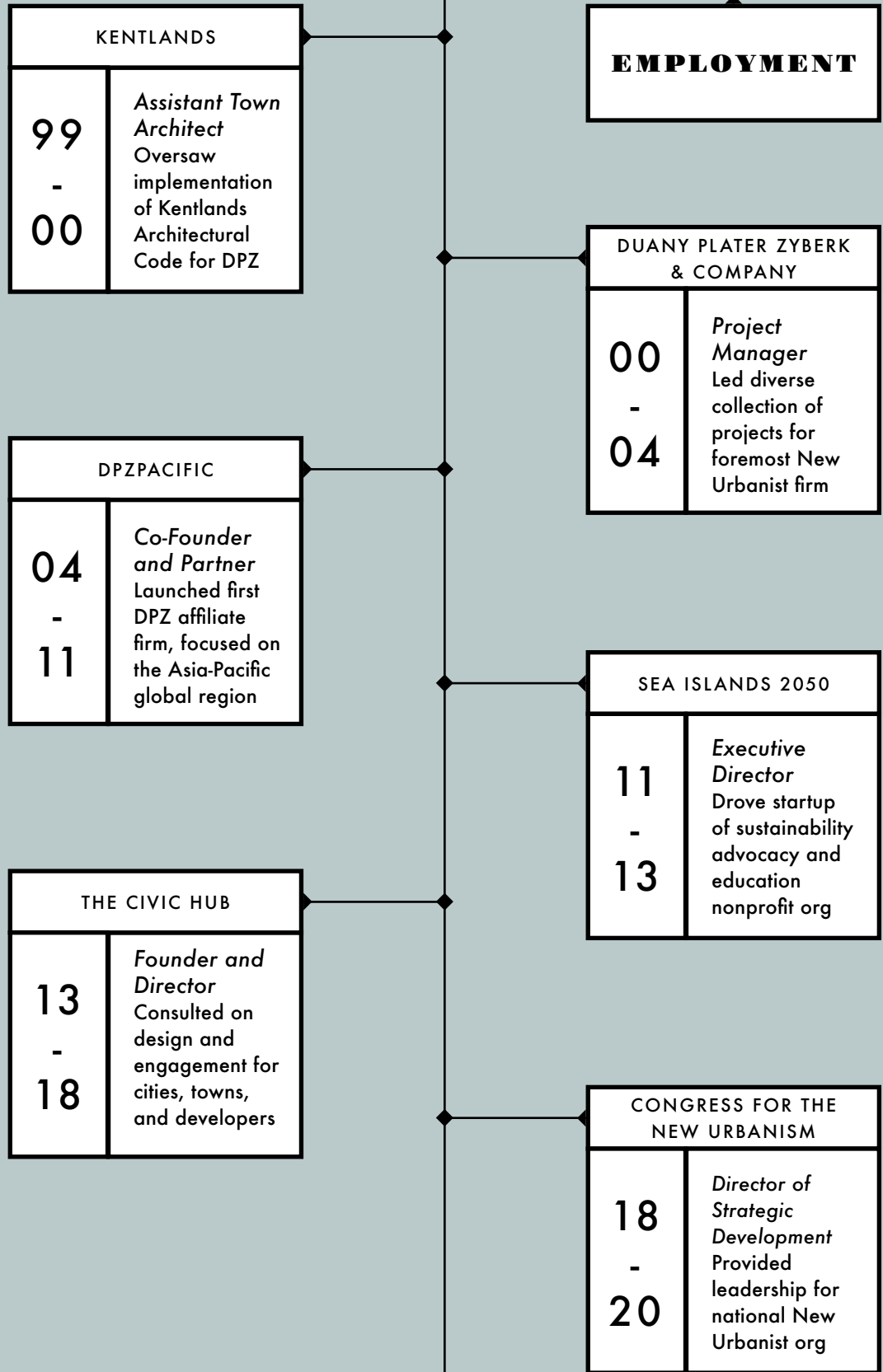
*Throughout our collaboration on Riverview Charter School, I have been consistently impressed with how comprehensive and thoughtful Mallory is. Her ability to communicate a vision, help vet ideas and create meaningful dialogue is refreshing and no doubt makes the process and project as good as it can be.*



### MARK "PUCK" MYKLEBY

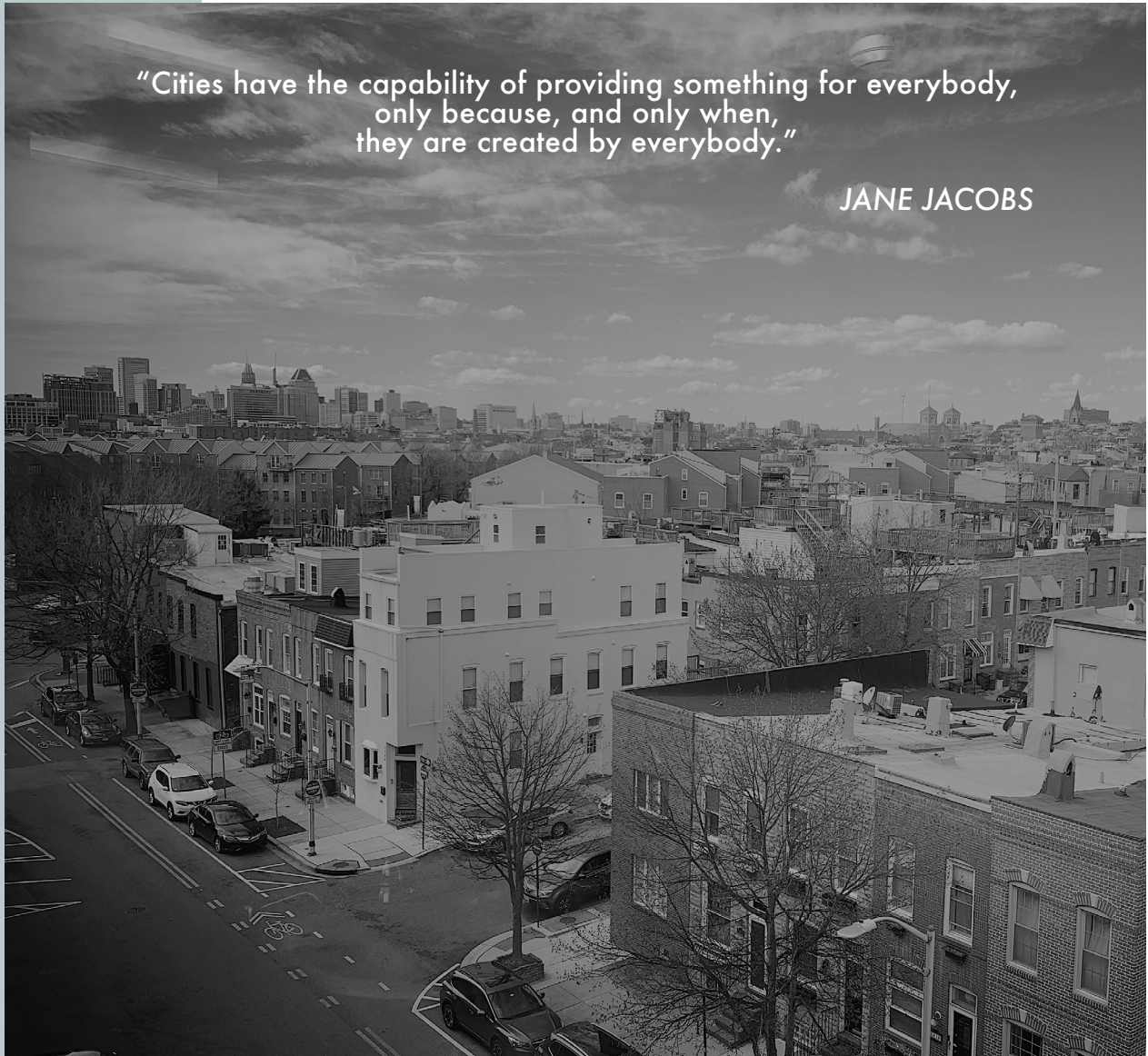
Co-Founder, Long Haul Capital Group

*Mallory was specifically sought out to lead the Sea Islands 2050 sustainability effort not just for her professional knowledge and organizational skills, but also because she is a proven leader in our community with a superb track record of getting things done. Mallory's superb intellect, limitless energy, and sheer passion give her the unique capacity to tackle the most complex and vexing of problems.*



"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

JANE JACOBS



**MBEB**

**2020**

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