

# Career Timeline

# Peter J. Musty

## **PETER MUSTY LLC** *Urban Designer and Project Leader*

2009-Present

Duties: Leadership of major urban design projects along with continued consulting in range of design and planning roles. As project designer; performing schematic and design development work on architecture teams serving wide range of clients on mixed use, residential and public building projects. Specific tasks:

- project management
- public and private sector clients
- community based projects
- project scoping/proposals/RFPs
- team formation
- stakeholder interviews
- conception and development of
- community discussion events
- workshop series conception
- planning and development guidelines
- setting meeting agendas
- volunteer team coordination
- direction of staff
- venue coordination
- workshop facilitation
- 3D modeling
- urban design and illustration
- event records
- document production

## **CharretteCenter Town Design** (aka Keane Musty 2007-08) *Urban Designer, President*

2001-2008

Duties: Led 1-4 employee urban design studio executing work on varying design projects and initiatives related to community based urban design. Directed own staff and teams of planning and design consultants on municipal urban design charrettes, urban design projects, and private developments. Performed comprehensive community based urban design work in support of teams serving public sector and private sector clients, including master site plans for new neighborhoods and infill projects. Performed schematic and design development work on architecture teams serving wide range of clients on mixed use, residential and public building projects.

## **Peter J. Musty Urban Design Consulting** *Urban Designer & Project Designer 1995-2001*

Duties: Performed community based urban design work in support of teams serving public sector and private sector clients. Executed range of projects designing and developing regulating plans for urban redevelopments and new traditional neighborhood projects across North America. As project designer, performed schematic and design development work on architecture teams serving wide range of clients on mixed use, residential and public building projects in Minnesota. Project designer on range of project experiences working on historic, civic and public design and adaptive reuse studies in collaboration with Claybaugh Preservation Architecture.

## **Robert Gerloff Residential Architects (RGRA)** *Intern Architect 1996-1998*

1995-2000

Performed residential architectural design work producing schematic, design development and construction drawings in support of Architect on remodeling, additions and new home projects.

## **Town Planning Collaborative (TPC)** *Urban Designer (project design contracts) 1995-1999*

Executed aerial and street level watercolor renderings, block and street sections, site plans, and building, frontage and street typology development for infill redevelopments, urban districts, suburban town centers and green-field developments. Within urban design projects, performed comprehensive community based visioning, planning workshops and design charrettes in support of teams serving public sector and private sector clients. As project designer, performed schematic and design development work on architecture teams serving wide range of clients on mixed use, residential and public building projects.

## **City of South Bend** *Municipal Planning Intern*

1994-1995

Supported city planning staff in range of municipal planning duties. Specific tasks included property tax and homestead case research, annexation studies and process, park design, and design of district gateway signage.

# Degree, Training & Fellowship

## **Research Fellowship**

2001

University of Miami School of Architecture - Knight Program in Community Building

## **Bachelor of Architecture** *Five Year Professional Degree Program\**

1995

University of Notre Dame School of Architecture - Rome Studies Program 1992-93 - Thesis completed: *The Crossing*, mixed use civic redevelopment for Downtown Brainerd, Minnesota - \* Equivalent of undergraduate Bachelors + two year Masters of Architecture degree

## Honors & Awards

### APA Minnesota Award 2013: *Planning in Context*

Loring Park Neighborhood Master Plan  
Minneapolis (consultant team leader)

### APA Wisconsin Award 2011: *Neighborhood Design*

West Riverside Plan, (w/ Weber Community Planning)  
Eau Claire WI

### CNU Charter Award for *Neighborhood Design* –

2008: Mixson, North Charleston, SC (w/Keane & Co.)

### MSP Best in Real Estate Award - 2007

*Mixed Use, Affordable Housing* - Chaska Marketplace,  
Cloverfield Neighborhood, Chaska MN

### Met Council Livable Communities

Assisted several successful grant applications

### Housing Design Awards

Two regional housing design competition awards for affordable home concept & one citation of merit in national housing competition, Minneapolis Heritage Preservation Commission & CURA awards for remodeling books.

## Contributions to Field, Research & Publications

### Contributor: The Charrette Handbook by the National Charrette Institute - 2006 & 2014

*Subchapter: Twelve proven Ways to Use the Web*

### Curriculum Development: St. Mary's University

Creative Placemaking, Charrettes and Community Building

### Presented Fellowship Research: Frontage Codes & Charrette Teams

Knight Program in Community Building, U. of Miami

### CNU Illustrative Plates: Standards & Precedents

Congress for the New Urbanism

### Code Graphic American Planning Association's

Urban Design Graphic Standards (Wiley)

### Housing Plan-books (Design & Illustrations)

- *Longfellow Bungalow Book*
- *Cape Cods & Ramblers*
- *Split Visions (Split Level Remodeling)*
- *Fridley Housing Replacement Program*
- *TND Series Volumes I & II*

**Speaker** University Notre Dame School of Architecture, MNAPA Conference, AIA-MN, MN Statewide HPC, U of

MN CALA, Humphrey Institute, Duluth Energy & Design Expo

## CharretteCenter

In support of community based urban design projects, founded an information services company in 2001 called CharretteCenter.com Inc.

### Project Websites for Charrettes & Projects

The firm pioneered web documentation of the charrette process on behalf of municipal and private clients engaged with stakeholder and community-based planning and design projects. Coordinated documentation of several week long charrettes, symposiums, workshops & competitions. Examples include

- Beall's Hill Charrette - Macon Georgia
- McMillan Mesa Charrette – Flagstaff AZ
- Head House Competition for St Paul Design Center
- New Ballpark Inc – 2003 - Led documentation team and creation of website for community committee (C-17) appointed studying alternative sites. Nine symposiums and resulting report led to City Council resolution supporting present location of Target Field. [www.newballparkinc.org](http://www.newballparkinc.org)
- NU Council – Santa Fe & San Diego
- Kasson School Reuse – Kasosn Minnesota [www.kassonschoolreuse.net](http://www.kassonschoolreuse.net)

### Web Tools & Research Compendiums

CharretteCenter also developed two national urban design web resources; ([www.StreetSections.com](http://www.StreetSections.com)) and ([www.CharretteCenter.net](http://www.CharretteCenter.net)). Peter has related contributions published in the National Charrette Institute's *The Charrette Handbook* related to the lessons gained from using the web to build transparency in community planning projects.

## Software & Graphic Skills

- *AutoCAD* - Own, operated Vectorworks CAD.
- *SketchUp or equivalent* - Advanced proficiency with SketchUp Pro & Layout
- *GIS* - (Some direct proficiency, however, often oversaw trained professional staff operating my ArcGIS software to operate maps and create 3D terrain to export for neighborhood modeling.)
- *Adobe Suite* - Photoshop, Acrobat, Acrobat.com & some experience with InDesign.
- *Microsoft Office Suite* - Advanced proficiency with Publisher, Word, Excel, Outlook & Powerpoint

## Community Planning

### Event Leadership

Peter Musty has recently led discovery >walkabouts >listening >visioning >design workshop series in three prominent community based projects:

- 2014 Valley View Wooddale Small Area Plan / Edina MN
- 2014 Creative Placemaking in the South Loop / Bloomington MN
- 2012 Plan-It Hennepin (four Talk-It Hennepin workshops) / Downtown Minneapolis
- 2012 The Heritage Initiative – eleven Discovery Workshops, four Regional Gatherings / St Croix Valley watershed
- 2010 Loring Park Neighborhood Master Plan – four topical panels, four community workshops - Mpls

### Minnesota Design Team Visits

- 2005 Willmar, MN \*  
*Downtown workshop* (Co-Leader)  
*City-wide workshop* (Co-Leader)
- 2002 Osakis, MN
- 2001 Starbuck, MN
- 2000 Rockford, MN
- 1999 Nisswa, MN
- 1998 Columbia Heights, MN
- 1997 Spring Valley, MN (Co-Leader)
- 1996 Avon, MN
- 1996 Center City, MN
- 1995 Houston, MN

\* Following leadership of two visits Willmar in 2006, advised on creation of the *Willmar Design Center.*, winner of statewide sustainability award @ 2007 State Fair

## Activities & Volunteering

### Metropolitan Council Urban Design Review Team 2013 & 2014

Metropolitan Council Livable Communities TOD Grant Program Applicant Workshops

### LEED-ND State Regionalization Committee

### Leader of ULI Building a Foundation 2009 & 2010

**Past Memberships** The Congress for the New Urbanism, and Organizing Committee of New Urbanism Minnesota, Urban Land Institute, American Institute of Architects, Minnesota Design Team Steering Committee

## Formal Charrettes

Peter has served as team member in nearly 40 formal urban design charrettes (4-10 days) in MN and the US.

- 2014 Creative Placemaking in the South Loop / Bloomington, MN
- 2007 Founders Landing Charrette / Marquette, MI
- 2007 Cashiers TND Charrette / Cashiers, NC
- 2007 James Island TND Charrette / Charleston, SC
- 2006 TND Charrette / Buena Vista, CO
- 2006 Central Mt Pleasant Charrette, Mount Pleasant SC
- 2005 Ames Downtown Catalyst Project Charrette/Ames IA
- 2005 Duluth East Downtown, Central Hillside and Lakefront Charrette / Duluth, MN
- 2005 Laurent SD Master Plan Charrette/McCook Co. SD
- 2005 Mixson Avenue Charrette / Charleston, SC
- 2004 New Town at St Charles Charrette, St. Charles MO
- 2004 Charleston Neck Charrette / Charleston, SC
- 2003 Meriam Park Neighborhood Charrette Chico CA
- 2003 North Campus and East Campus Neighborhoods Charrette / Cal State University Monterey Bay CA
- 2002 Southgate II TND Charrette / Petaluma, CA
- 2002 University Avenue TOD Study – Month-long Design Workshops / St. Paul, MN
- 2002 James Island Town Center Charrette (for new McLeod Village) / Charleston, South Carolina /
- 2002 New Longview Design Review & Implementation Charrette / Kansas City, MO / documented by CharretteCenter.com
- 2002 Developer's Charrette for New Resort / San Juan del Sur, Nicaragua
- 2001 Upper Concord Placemaking Charrette / Charleston, SC / documented by CharretteCenter.com
- 2001 Knight Program in Community Building - University of Miami School of Architecture: Team Member / Bealls Hill Charrette, Macon, GA
- 2001 New Longview Charrette / Kansas City, MO / documented by CharretteCenter.com
- 2000 Penn/Broadway Design Charrette / Minneapolis, MN / documented by CharretteCenter.com
- 2000 Los Alamos Downtown Charrette / Los Alamos, NM / documented by CharretteCenter.com
- 2000 Lowry West Design Charrette / Mpls, MN
- 2000 McIver Parcel Charrette / Truckee, CA / documented by CharretteCenter.com
- 2000 Princeton School Reuse Charrette / Princeton MN
- 1999 West 7th (Seven Corners) Charrette, St Paul MN
- 1999 TND Charrette / Ada, MI (Grand Rapids Area)
- 1999 Downtown Charrette/McFarland, WI (Dane Cty)
- 1999 East Wash. Charrette/Madison WI (Dane Cty)
- 1999 Willy St. Design Wkshp/Madison WI (Dane Cty)
- 1999 South Gateway Charrette / Taylors Falls, MN
- 1999 Town Planning Charrette / Sibley Township MN
- 1998 Town Planning Charrette / Fifty Lakes, MN
- 1998 Comprehensive Plan Charrette / Pine City, MN
- 1998 Uptown Charrette / Minneapolis, MN
- 1996 Town Center Charrette / St. Louis Park, MN
- 1996 Downtown Post-Flood Wkshp, Grand Forks

## Interesting Recent Projects

### CREATIVE PLACEMAKING in the SOUTH LOOP 2013-2015

- Consultant team co-lead for Creative Community Builders with Tom Borrup, performs/performed as overall project manager, discovery charrette director and producer of final municipal policy document for Bloomington Theatre and Art Centre and the City of Bloomington. With major funding and oversight by National Endowment for the Arts, the project enjoys support and involvement by project partners Mall of America, McGough (Developer of Bloomington Central Station Development), Bloomington Convention & Visitors Bureau, Minnesota Valley National Wildlife Refuge.
- Peter conceived, proposed and managed execution of a seven day discovery charrette involving all project partners, regional artists, district stakeholders and nine constituent groups from the community. Activities include a neighborhood expo, artist/host mixers, project launch party, daily community explorations of past-present-future historic themes, community mural, 'basecamp studio; in Bloomington Central Station Park, neighborhood ice cream social, Placemaker's Idea Prize with jury and community vote prizes, mock design reviews, and final theatrical celebratory performance.

### WOODALE VALLEY VIEW SMALL AREA PLAN 2014-2015

- Peter recently completed a six month community based planning process working as the consultant lead for an 11 acre small area plan for a neighborhood node. Peter's team of five consultants led a community committee through a three step planning process resulting in unanimous Planning Commission and City Council approval of a plan introducing increased height and density. The plan set in place building frontage guidelines to ensure walkable sensitive transitions from the center to the edge of the area.

### LORING PARK NEIGHBORHOOD MASTER PLAN 2010-2013

- Consultant team leader, project manager and producer of final document for community driven Small Area Plan process in downtown neighborhood.
- Conceived and executed six month public engagement program in collaboration with well-established neighborhood organization in diverse urban community of 7,000+, thousands of workers, and over a dozen large civic public institutional stakeholders.
- Coordinated production of 140 pages of discovery reports and findings, synthesized findings/input into concept plan.

- Developed a 250 page, five chapter policy document (small area plan), an eight page illustrated Developer's Guide illustrating opportunity site concepts and summarizing goals for sustainability, parking, preservation and urban character.
- Working with planning commission member and the community organization, developed the Loring Indicators, eight neighborhood-wide metrics for long range sustainability.
- Facilitated submission of the district for certification in LEED for Neighborhood Development.
- Winner of 2013 MNAPA Award-Planning in Context. (Project document: CLPC & City of Minneapolis websites)

### PLAN-IT HENNEPIN - 2012

- Urban designer and workshop leader for Downtown Minneapolis cultural corridor planning study (project gave rise to Hennepin Avenue Cultural District).
- With oversight of project director and client group, conceived agendas and coordinated artist-planner teams and own staff at four workshops, created eight illustrated event records for community gatherings and design sessions.
- Primary objective of work was to 'translate' wide ranging sources of community input into legible direction for urban design and planning policy.

See: [www.hennepintheatretrust.org/plan-it-hennepin](http://www.hennepintheatretrust.org/plan-it-hennepin)

### ST CROIX VALLEY HERITAGE INITIATIVE National Heritage Area Feasibility Study – 2012

- Planned events, coordinated venues and led 10-15 member facilitation teams in conducting eleven county 'Heritage Discovery Workshops' and four 'Regional Gatherings' in the eleven county St Croix Valley watershed (MN and WI).
- Gathered and documented 414 stories from as many participants about their community and heritage, then summarized stories and other community input in formal event records with the support of project documentation staff.
- Oversaw work of eight consultants including artists, historians and design/community development professionals, and trained/mobilized a fifteen member volunteer steering committee as facilitators in each workshop.
- Met w/ Steering Committee, Foundation staff monthly.

### HERITAGE PARK DESIGN REVIEWS

Completed collaborative meetings and formal written design reviews in role as *Consultant to Design Review Committee* for master developer of Heritage Park, working with City of Minneapolis staff to review compliance with the Heritage Park pattern book & design guidelines.

## **ROADMAP to SUSTAINABILITY at the SAINT PAUL FORD SITE**

- Developed Sustainable Development Guidelines for Redevelopment: Working with City of St Paul staff, worked with interdisciplinary team to develop eleven site metrics, benchmarks and best practices for long range redevelopment of the St Paul Ford Site.
- Contracted to produce final summary poster and final report with oversight of staff.

(Document available at City of Saint Paul website.)

## **LEED-ND, SUSTAINABILITY METRICS DESIGN GUIDELINES**

- LEED for Neighborhood Development;
  - Project registered in pilot (MI)
  - Project registered as pilot for Existing Neighborhoods (Loring Park Neighborhood)
  - City of St Paul Ford Site Green Team (*Roadmap to Sustainability*)
  - State Regionalization Committee (MN)
  - Completed project LEED-ND 2009 Certified (Park Commons)
- Drafted development principles for Twin Lakes Redevelopment in Roseville
- Drafted sample form-based code, Duluth Knight Program Charrette
- Co-authored frontage design guidelines for downtown Hastings MN, Hutchinson & Excelsior MN
- Developed context research & organizing principles for City of Madison city-wide hybrid form based zoning code rewrite (with Cuningham Group)

## **MIXSON AVENUE REDEVELOPMENT**

- Executed master site design plan and aerial watercolor concepts for the Mixson Avenue mixed use redevelopment in North Charleston SC.
- Awarded the prestigious international *Charter Award* from The Congress for New Urbanism for ‘excellence in neighborhood design’.
- At peer review critique following two week charrette, Andres Duany described plan as ‘the *new* new urbanism’.
- Currently one of largest LEED-Homes projects in US.

## **SPLIT ROCK SKYWALK**

Performed conceptual design with Claybaugh Preservation Arch. for the *Split Rock Skywalk*, a 280’ cliff-side accessibility project, for Minnesota Historical Society, improving visitor experience to the base of the Split Rock Lighthouse.

## **NISSWA LAKE CONNECTION/ MAIN ST.**

Assisted municipal staff with design and redesign of several

major urban design and public realm improvements in downtown addressing impacts of major MNDOT highway projects on CBD

## **Infill Building Design**

As project designer, Peter has executed contextual and historically sensitive building design work for private and public clients for a range of buildings:

### **MIXED USE/AFFORDABLE MULTI-FAMILY**

Cloverfield Marketplace in Chaska; with Urban Works; master planned 115 unit mixed use multi-family affordable rental project by Aeon, located within Cloverfield TND in Chaska MN. *Awarded 2007 MSP Best In Real Estate.*

### **SMALL URBAN HOMES**

Designed several new and remodeled homes with Robert Gerloff Residential Architects.

### **HOME DESIGN/REMODELING PLANBOOKS**

Performed design, computer modeling and watercolor renderings for Longfellow Bungalow Book (remodeling handbook) as intern; later contracting with RGRA to perform similar work developing Cape Cods & Ramblers and Split Visions (Split Levels) remodeling idea/plan books for two groups of inner ring twin cities suburbs. Projects won awards for community development and historic preservation. Assisted with illustrations and mixed use plan for TND Series Volumes I & II (by Homestyles).

### **COMMERCIAL & CIVIC BUILDING DESIGN**

Designed several buildings with Claybaugh Preservation Architecture Inc.;

- City Square Building in Chaska MN
- Split Rock Visitors Center in Two Harbors, MN
- Historic Forestville Visitors Center
- St John’s Evangelical Lutheran Church Addition
- Anderson Corporation: Anderson Home Renovation & Bayport Foundation Headquarters
- Project designer and public participation leader for Claybaugh on St. Croix Falls Auditorium Master Plan (renovation, new plaza)

### **REUSE STUDIES of HISTORIC BUILDINGS**

Served as project designer with Claybaugh for several historic building reuse concept plans:

- Princeton Middle School
- Morris (MN) School Re-use Concepts
- CSEC (Old) Chaska High School
- Klein Mansion Reuse (Chaska MN).
- Kasson School. Design consulting and website