

Steven R. Cover, AICP

EDUCATION

Georgia Institute of Technology
Atlanta, GA
1981
*Master of Architecture and
Master of City Planning*

Georgia Institute of Technology
Atlanta, GA
1978
Bachelor of Science (Architecture)

Ecole des Beaux Arts
Paris, France
1977-78
Study Abroad Program

PROFESSIONAL EXPERIENCE

Hellmuth, Obata + Kassabaum (HOK)
Atlanta, GA
October 2008- May 2010

Managing Principal, Senior Vice President (2009-2010)

Responsible for managing HOK's Atlanta Office, which includes the science and technology, health care, higher education, justice, government, and commercial divisions within the architectural practice and the interior design division. Responsible for coordinating with the Planning and Advanced Strategies Business Units in the Atlanta Office and other offices throughout the HOK network.

Vice President, HOK Planning Group (2008-2009)

Responsible for the business development and oversight of major public planning projects in the Atlanta and Southeast regions. These projects included city and community master planning, the preparation of comprehensive plans, consulting assistance to cities and counties on major planning and zoning issues, and the rewriting and updating of zoning and development review regulations.

City of Atlanta, Department of Planning and Community Development (DPCD)

Atlanta, GA
January 2006 – October 2008

Commissioner

Supervised the Department of Planning and Community Development consisting of the Bureau of Buildings, Bureau of Planning, Bureau of Housing, Bureau of Code Compliance and the Urban Design Commission. Departmental responsibilities included all development review and permitting, construction and zoning inspections, long range comprehensive planning, zoning and variance review and processing, small area planning, transportation planning, housing and CDBG programming, historic preservation, and GIS services to all City departments, City Council Members, and the general public.

The Department undertook a major program to reorganize and restructure its operations throughout the Department, and to make significant improvements in plan processing, permitting and customer service. The results were a reduction in time to permit by sixty to ninety percent.

Reported directly to the Mayor, Chief Operating Officer, and Deputy Chief Operating Officer. Administrative duties included preparation of the budget for a 260-member Department, the initiation and monitoring of major planning initiatives such as Infill Housing, rewriting the Zoning Code, the Peachtree Corridor Study, and the City's first Transportation Master Plan.

The Department received numerous state and national awards for its community planning initiatives and Affordable Housing Programs.

Fulton County, Department of Environment and Community Development

Atlanta, GA

March 2001 – January 2006

Director

Supervised the Department of Environment and Community Development consisting of the Development Services Division, the Planning and Zoning Division, the Environmental Programs Division, the Community Development Division, and the Geographic Information Systems Division.

Departmental responsibilities included all development review and permitting, construction inspections, long range comprehensive planning, zoning and variance review and processing, small area planning, environmental review including sediment and erosion control, airport environmental analysis, housing and CDBG programming, and GIS services to all County departments, the Board of Commissioners, and the general public.

The Department received numerous national CDBG and State planning awards and major grants from the Atlanta Regional Commission for special planning projects within the County. These efforts included securing approval from the Board of Commissioners for major planning initiative and development projects, including the Chattahoochee Hill Initiative and the State of Georgia's first Transfer of Development Rights Program.

Reported directly to the County Manager and Deputy County Manager. Administrative responsibilities included preparation of the budget for a 240-member department, the initiation and monitoring of major planning studies and initiatives, and establishing priorities for the Department and the County in the areas of planning, the environment, and community development at the County, State and Federal levels.

McCrone, Inc.

Annapolis, MD

September 1999- March 2001

Director of Planning/ Branch Manager (Headquarters)

Managed McCrone's main headquarters consisting of the Development, Environmental Planning/Engineering, Public Works, and Survey Divisions. Responsibilities included marketing and supervising staff in the preparation and processing of private development projects (commercial/industrial/residential), public and private water and sewer design projects including treatment plants, and all surveying functions.

As Director of Planning for McCrone, responsibilities included managing or acting as strategist for high profile projects, coordinating site design and landscape architecture staff, and providing expert testimony at special exception, rezoning, variance and Board of Appeals hearings.

Reported directly to the President and CEO of McCrone and acted as liaison for McCrone to the Anne Arundel County/City of Annapolis Chamber of Commerce, the BWI Airport Business Partnership, the Home Builders Association of Maryland and other organizations.

Daft McCune Walker, Inc.
Towson, MD
February 1999 – September 1999

Vice President and Director of Planning

Supervised engineering, planning, surveying, environmental planning and landscape architecture staff in the preparation and processing of private development projects (commercial, industrial and residential). Prepared office management plan to make company more efficient and profitable. This plan included office restructuring, hiring new staff to fill office voids, redistribution of personnel responsibilities, and the implementation of quality control measures. Also, prepared Anne Arundel County satellite office expansion plan.

As Director of Planning, my responsibilities included managing staff on high profile projects, supervising land planning and landscape architecture staff, and providing expert testimony at public hearings.

Reported directly to the President and CEO and acted as liaison to Anne Arundel County/City of Annapolis businesses and public organizations.

Anne Arundel County, MD, Department of Planning and Code Enforcement
Anne Arundel County, MD
January 1995 – February 1999

Director

Supervised the Department of Planning and Code Enforcement consisting of the Development Division, the Planning Division, the Permit Application Center and the Inspections and Environmental Programs Divisions. Departmental responsibilities included long range planning, environmental planning, transportation planning, development review including subdivisions, commercial and industrial projects, permitting, construction inspections, environmental enforcement and licensing.

The Department prepared the County's General Development Plan (Comprehensive Plan) which won the Maryland Planning Association's Award for the "Best Comprehensive Plan in the State", and was recognized as the first Comprehensive Plan in the country to use smart growth principles. The Department also won numerous awards in environmental planning, geographic information systems, and innovative zoning, including Governor Parris Glendening's Smart Growth Award.

Reported directly to the County Executive and the Land Use/Environmental Officer. Administrative responsibilities included preparing and presenting the budget for a 250-person department, coordinating major administrative initiatives and projects within the County and establishing priorities with State and Federal agencies for road, school and other major projects in the County. Acted as County's representative to the Baltimore Metropolitan Council, the Governor's Transit Agency Panel, the Governor's Port Land Use Advisory Panel and the other regional organizations.

John E. Harms, Jr. and Associates, Inc.
Pasadena, MD
1993 – January 1995

Director of Planning

Supervised planning, engineering and landscape architecture staff in the design and development of subdivisions, commercial and industrial projects, major sports complexes, and planned developments in the Mid-Atlantic region. Was responsible for special exception and rezoning applications and making both formal and informal presentations to city and county government agencies from concept to the construction stage.

Supervised comprehensive and master planning staff. Work included recreation and park plans, comprehensive plans for cities and townships, large scale public and private development master plans, transportation plans, and preparation of zoning ordinances, procedural guidelines and landscape standards.

Anne Arundel County, MD, Development Administrator
Anne Arundel County, MD
1992 - 1993

Development Administrator

Supervised planning, permitting, landscape architecture and subdivision/commercial development review staff in the processing of subdivisions, planned developments, commercial and industrial projects, and commercial marinas. Was responsible for making presentations to federal, state and county government agencies, business organizations and neighborhood associations.

KCI Technologies, Inc.
Laurel, MD
1988 - 1992

Director of Planning and Development
Senior Associate ('90 - '92), Associate ('88 - '90)

Supervised planning, engineering and landscape architecture staff in the design and development of subdivisions, commercial and industrial projects, and planned developments in a four state region. Was responsible for special exceptions and rezoning applications and making both formal and informal presentations to city and county government agencies, business organizations and neighborhood associations.

Supervised comprehensive and master planning staff in a four state region. Work included comprehensive plans for cities and townships, large scale public and private development master plans, and preparation of zoning ordinances, procedural guidelines and landscape standards.

Created and supervised SITEMAX, a company-wide planning service offering quick turn-around expertise in site analysis, feasibility studies and planning. SITEMAX served all branch offices in the Mid-Atlantic region on an as needed basis.

Development Facilitators, Inc.
Severna Park, MD
1985 - 1988
Director of Planning

City of Annapolis, MD, Planning and Zoning Department
Annapolis, MD
1983 - 1985
Chief of Current Planning

City of Atlanta, GA, Planning and Zoning Department
Atlanta, GA
1982 - 1983
Senior Urban Designer

Robert & Company Associates
Atlanta, GA
1981 - 1982
Senior Urban Designer

Community Design Center of Atlanta
Atlanta, GA
1979 - 1981
Urban Designer

HONORS AND AWARDS

- 2009 Center for Civil and Human Rights Design Competition
- 2008 Elected to Georgia Tech Board of Trustees
- 2007 AIA Atlanta Outstanding Leadership Award, AIA Atlanta
Georgia Affordable Workforce Housing Implementation Plan Award, Georgia Planning Association
- 2006 Executive Board, ULI - Atlanta
- 2005 Member, Georgia Planning Association Board of Directors
- 2004 Distinguished Achievement in Planning Award – Georgia Planning Association
- 2003 Chattahoochee Hill Country Master Plan - Atlanta Regional Commission
Exceptional Merit Award, Visionary Cooperative Planning Process
Outstanding Plan Implementation Award – Georgia Planning Association
Environmental Planning Award – Fulton County Citizens' Commission on the Environment
First Transfer of Development Rights Ordinance in State of Georgia
Member, Regional Leadership Institute
- 2002 Fulton County Outstanding Educational Tool Award - Smart Growth Plan Georgia Planning
- 2001 Member, Fulton County Public Art Committee
- 2000 Chairman, Anne Arundel Trade Council Land Use Committee
- 1999 Member, BWI Airport Vision Committee
- 1998 Outstanding Comprehensive Plan Award – Maryland Planning Association
Anne Arundel County General Development Plan
Outstanding Government Leadership Award – Anne Arundel Trade Council
Member, Governor's Port Land Use Plan Advisory Council
- 1997 Board Member, Southern Anne Arundel Special Education Foundation
- 1996 Outstanding Legislation Award –Maryland Planning Association
Telecommunication Towers
- 1995 Achieving the Vision Award/Regulation Projects Category –MD Smart Growth Commission
- 1994 Vice Chairman, Anne Arundel Trade Council Land Use Committee
Member, Anne Arundel County School Waiver Committee
- 1993 Member, Urban Land Institute
Member, National Association of Environment Professionals
Vice President, Chesapeake Bay Region
Program Chairman, Maryland APA Board of Directors
- 1989 American Institute of Certified Planners
- 1987 Anne Arundel County Design Excellence Award – Ridges of Annapolis Subdivision
- 1981 Member, American Planning Association
SGF Prize for Outstanding Graduate Design: First Prize, Georgia Institute of Technology
- 1979 Atlanta Urban Walls Competition: Honorable Mention
- 1973 Eagle Scout

PUBLICATIONS

"Connect Atlanta Plan"- the City of Atlanta's first Transportation Master Plan that set policies, goals and a viable implementation component that identified a new funding source to implement the plan

"Atlanta Strategic Action Plan Update" - A plan that sets policies, goals, future growth and implementation strategies up to the year 2030.

"Chattahoochee Hill Country Overlay Zone Master Plan" - TDR Ordinance and Mandatory Conservation Subdivision Ordinance.

"Focus Fulton – Comprehensive Plan", a 20-year plan establishing policies, goals, future growth and implementation strategy for Fulton County.

"General Development Plan – Anne Arundel County", a 20-year plan setting policies, goals, future growth and implementation strategy for Anne Arundel County

"Conflict-Public vs. Private Sector", Journal of Maryland Planning; editorial on how public and private sector planners differ in philosophies and how differences can be eliminated

"Greenway Master Plan – Carroll County, Maryland", plan setting policies and goals for implementation of greenway system for Carroll County, Maryland

"Comprehensive Plan – Lower Paxton Township, Pennsylvania", 10-year plan setting policies and goals for Lower Paxton Township, Pennsylvania

"Comprehensive Plan – City of Annapolis, Maryland", a 10-year plan setting policies and goals for the City of Annapolis, Maryland

"Inner West Street Corridor Study and Design Guidelines", development regulations and design guidelines for future development in Inner West Street, Annapolis, Maryland

"Government Walk", urban design plan to promote future development in Atlanta's South Central Business District

"Ponce de Leon Corridor" developer's guide to promote future development on Ponce de Leon Avenue in Atlanta, Georgia

"Martin Luther King, Jr. Historic District Preservation and Revitalization Program" project report