

Charlie Deans, AICP, Principal/Project Manager



As Principal of CommunityByDesign, Charlie is a land planner with over twenty-five years of experience in urban design, community planning and landscape analysis. Charlie has been involved in a variety of private and public sector projects in New Mexico, Arizona, Colorado and Utah. He has consulted for private developers, public land management agencies and non-profit organizations on projects ranging from the downtown to the regional scale. He has developed and coordinated site plans, redevelopment plans, comprehensive plans, recreation planning, policy planning, environmental studies and public participation programs. Charlie has received several planning awards and professional recognition for his work on sustainable development practices and community-based planning approaches.

Public Project Experience

- Taos County Growth Management Plan, Taos, NM*
- Los Candelarias Metropolitan Redevelopment and Sector Plan, Albuquerque, NM*
- Sawmill Land Trust/Wells Park Metropolitan Redevelopment Plan, Albuquerque, NM*
- Honey Bee Village Archeological Preserve Master Plan, Oro Valley, AZ*
- San Vicente Heritage District Master Plan, Silver City, NM*
- Las Cruces Downtown Metropolitan Redevelopment Plan, Las Cruces, NM*
- Clayton Downtown Master Plan, Clayton, NM*
- AZ State Land Dept Conceptual Planning Projects (Oro Valley, Rincon Valley, Maricopa, Marana)*
- Rio Arriba County Comprehensive Plan, Espanola, NM*
- Questa Comprehensive Plan, Questa, NM*
- Chama Comprehensive Plan, Chama, NM*
- Taos County Comprehensive Plan, Taos, NM*
- Santa Clara Comprehensive Plan, Santa Clara, NM*
- Bayard Comprehensive Plan, Bayard, NM*
- Fort Bayard Vision and Strategic Redevelopment Plan, Ft Bayard, NM*
- Nogales General Plan, Nogales, Arizona*
- Colfax County Comprehensive Plan, Colfax County, NM*
- Tucson Parks and Recreation Strategic Plan 2010, Tucson, AZ*
- Silver City Parks and Recreation Needs Assessment and Parks Plan, Silver City, NM*
- Bluff Community River Restoration and Trails Master Plan, Bluff, Utah*
- Village of Jemez Springs Civic Center, Jemez Springs, NM*
- Show Low City Facilities Campus Master Plan, Show Low, AZ*
- Santa Fe Public Library Community Needs Assessment and Master Plan, Santa Fe, NM*
- Pima County Comprehensive Plan Implementation Strategies, Pima Co, AZ*
- Arroyo Chico Grade Separated Bike Loop, Tucson, Arizona*
- Old Highway 77 Pedestrian Pathways Plan, Oracle, Arizona*
- Tucson Parks and Recreation Multiservice Centers Master Plan, Tucson, Arizona*
- Tucson Parks Therapeutic/Adaptive Recreation Center Master Plan, Tucson, AZ*
- Las Cruces Parks, Recreation and Open Space Master Plan, Las Cruces, NM*
- Tucson Parks and Recreation Master Plan 2020, Tucson, Arizona*
- Sandhill Arroyo Community Park Master Plan, Las Cruces, New Mexico*
- Oro Valley Parks, Open Space and Trails Master Plan, Oro Valley, Arizona*
- Peoria Parks, Recreation and Open Space Master Plan, Peoria, Arizona*
- Honey Bee Canyon Management Plan, Oro Valley, Arizona*
- Pima County River Parks Master Plan, Pima County, Arizona*
- Vail School District Five Year Facilities Plan, Vail, Arizona*

Land Planning Sustainable Communities Landscape Design
230 S. St. Francis Dr., Santa Fe, NM 87501 P: 505-983-8328 F: 505-983-8035
240 N. Court Ave., Tucson, AZ 85701 P: 520-882-8177 F: 520-882-8465

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Chihuahuan Desert Nature Park, Las Cruces, New Mexico
Casa Grande City Center Redevelopment Plan, Casa Grande, Arizona
Pima County Regional Master Drainage Plan, Pima County, Arizona
Pima County Floodprone Land Acquisition Program (FLAP) Management Plan, AZ
5th/6th Street Livability & Corridor Plan, Tucson, AZ
Scottsdale Parks, Recreation, and Library Master Plan, Scottsdale, AZ
Boulder Parks and Recreation Needs Assessment Plan, Boulder, CO
Boulder School District Athletic Facilities Master Plan, Boulder, CO
Gallup/McKinley Trails and Open Space Master Plan, Gallup, NM
New Mexico MainStreet Program Urban Planner, NM
New Mexico State Land Office, Lomas Barbon Planned Community, NM
Kayenta Township Market Study and Community Land Use Plan, Kayenta, AZ
Navajo Nation Community Land Use Plans (Naschitti, Manuelito, Crystal, Coppermine, LeChee Chapters)

Private Sector Experience
Civano Sustainable Community, Tucson, Arizona
Sycamore Canyon Sustainable Community, Pima County, AZ
Armory Park del Sol Sustainable Neighborhood, Tucson, AZ
Milagro Ecological Co-housing Community, Tucson, AZ
Adobes del Bosque Neighborhood Plan, Tucson, AZ
Three Canyons Sustainable Community and CSO, Patagonia, AZ
Esperanza Hills Eco-community, Silver City, NM
Indigo Ridge Planned Community, Page, AZ
Rancho del Lago Planned Community, Tucson, AZ

Education
A.S. Architecture, Mercer College, New Jersey, 1975
B.S. Renewable Natural Resource, University of Arizona, 1980
Masters in Landscape Architecture, University of Arizona, 1982

Professional Certification
American Institute of Certified Planners, (A.I.C.P)
Private Pilot and Aircraft Owner

Professional Affiliations
American Planning Association
Arizona Planning Association
New Mexico Planning Association
American Institute of Certified Planners

Publications
A Planners Perspective on Achieving Sustainable Communities
AzPlanning Journal, Arizona Planning Association, 2001

Building A Sense of Community in Subdivision Design:
'More Duct Tape-I Think Its Working'
AzPlanning Journal, Arizona Planning Association, 2002

Using GIS in Evaluating Parks and Recreation Services"
National Recreation and Parks Association Journal, 1999

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**Conference
Presentations**

"Protecting Irrigated Agricultural Lands in Northern NM"
Land Use Law Education Conference
December, 2007, Albuquerque, NM

"Creating Place: Revitalizing Our Town Centers"
NM Infrastructure Conference
October, 2005, Albuquerque, NM

"Partnerships in Downtown Revitalization-the Albuquerque Experience"
September, 2004, Tucson, AZ
American Planning Association- AZ Conference

"Implementing the Sonoran Desert Conservation Plan"
April, 2003, Phoenix, AZ
Arizona Parks and Recreation Association

"Conserving Our Landscape- Planned Growth Strategies"
October, 2003 Page, AZ
American Planning Association- AZ Conference

"Downtown Revitalization- What's Working and What's Not"
September, 2000, Tucson, AZ
American Planning Association- AZ Conference

"Places of the Heart- Preserving Our Rural Communities"
October, 2000, Santa Fe, NM
American Planning Association- NM Conference

"Public Recreation Facilities and Competition with the Private Sector: A Fine Line"
October, 1991 Tucson, AZ,
National Recreation and Parks Association Annual Conference

