

Tom Moriarity, Managing Principal

Tom Moriarity has a background in urban mixed-use development, commercial area management, destination attractions, retail programming and management in specialized environments, downtown revitalization strategies and historic preservation projects. As Managing Principal of RDS, he brings over forty years experience in real estate consulting with Halcyon Ltd, Ernst & Young, Economics Research Associates (where he was an ERA Principal and Vice-President for seventeen years) and AECOM. For RDS, he manages development strategy studies for urban mixed-use projects, public and stakeholder research and interview processes, collateral development planning for transportation centers, universities, hospitals and other institutions, retail and concessions analysis for airports and intermodal transportation centers, revitalization of historic downtown and transitioning commercial districts, new town centers, and destination resorts. While also advising private developers, most of his work focuses on public sector development and policy strategies.

Mr. Moriarity has over thirty-five years experience in commercial real estate analysis and strategy-based development; he was a founder of the National Trust for Historic Preservation's Main Street Program and the subsequent National Main Street Center, now known as Main Street America. He received an Honor Award from the National Trust in 2006 for his Main Street Program activities. His work focuses on the economics and planning of mixed use areas, with a special emphasis on redevelopment of historic and commercial districts, entertainment and visitor destination facilities, transit-related development, collateral development for institutional property owners; concept development to create and strengthen destination locations is a primary skill.

Tom is a frequent speaker at conferences, training programs and seminars, and from 2006-2010 was an adjunct lecturer on Retail and Mixed-Use development for the Johns Hopkins University's Carey Business School's Graduate Program in Real Estate. Since 2014, he has been a guest lecturer at the University of Maryland's Historic Preservation Program housed in the Department of Architecture, Planning and Preservation. He has lectured at colleges and universities across the country on commercial area renewal/redevelopment, the economics of historic preservation and destination concept development. In 2009, he was invited to be the U.S. representative speaker for the International Business Forum in Shanghai, China.

Education: Bachelor of Architecture (With Honors), University of Texas at Austin
Bachelor of Science, Architectural Studies, University of Texas at Austin

Professional Affiliations:

The 1772 Foundation, Board of Trustees; National Trust for Historic Preservation, The Urban Land Institute (ULI), Full Member; International Downtown Association (IDA); The Responsible Hospitality Institute (RHI) Board of Directors; Historic Preservation Education Foundation, Board of Directors; Clarendon Alliance, Board of Directors; Preservation Action Foundation, Board President

Selected Project Experience:

Transit-Oriented Development

TOD Station Area Development Strategies – 5 locations	Miami to Jupiter FL
FAU Boca Raton Commercial District Plan	Boca Raton FL
Journal Square Redevelopment Strategy	Jersey City NJ
Miami Intermodal Center Development Plan	Miami FL
Transit Station Redevelopment Impacts	Palm Beach County FL
Collateral Development Analysis, Aziza Int'l Airport	Buenos Aires, Argentina

Mixed-Use Development

Hershey Gateway Project, Milton Hershey Trust	Hershey PA
Hillsborough County FL Redevelopment Strategies (5 sites)	Hillsborough County FL
Lake Park Commercial Development Plan	Lake Park FL
New York World Trade Center Retail/Redevelopment Analyses (1993, 2002, 2006)	New York NY
Port Authority of New York & New Jersey Portfolio Analysis	Marsa Alam, Egypt
Glen Isle Project, Downtown Glen Cove	New York and New Jersey
Lulu Island Master Development Plan	Glen Cove NY
Ezeiza International Airport, Collateral Development Sites	Abu Dhabi UAE
Hyundai Corporate Center Master Plan	Buenos Aires Argentina
Port Authority of NY & NJ Asset Development Strategies	Seoul South Korea
Austin Power Plant Redevelopment Analysis	New York/New Jersey area
Samsung Tower Redevelopment	Austin TX
Brackenridge Tract Redevelopment Plan	Seoul South Korea
US Marine Corps Retail and Food Service Analyses	Austin TX
	Guam, 29 Palms, Beaufort

Retail/Downtown/Commercial Area Studies

Delray Beach CRA Analysis, North Federal Highway	Delray Beach FL
Tampa Industrial District Market Potentials	Tampa FL
US Highway 19 Corridor Analysis (3 segments, ongoing)	Pinellas County FL
Regent Street/Main Street Retail Strategy	Salt Lake City UT
Downtown and Waterfront Redevelopment Strategy	Burlington VT
SoBro Metropolitan Convention Center District Plan	Nashville TN
Downtown Austin Retail Strategy	Austin TX
Washington DC City-wide Retail Strategy	Washington DC
Downtown Portland Retail Strategy	Portland OR
Downtown Memphis Retail Analysis	Memphis TN
Downtown Missoula Master Plan	Missoula MT
Miami 21 City-wide Rezoning Plan	Miami FL
Downtown Clayton Retail and Redevelopment Plan	Clayton MO
Lower Manhattan Retail Strategy	New York NY
Downtown Miami Retail/Redevelopment Strategy	Miami FL

Historic Preservation and Redevelopment Districts

Hinchliffe Stadium Restoration Business Plan (ongoing)	Paterson NJ
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Mount Pleasant TN Downtown Development Strategy	Mt. Pleasant TN
Farnsworth House Site Master Plan Analysis	Plano, IL
Martha Jefferson Hospital Site Disposition Strategy	Charlottesville VA
Downtown Franklin Retail/Redevelopment Strategy	Franklin TN
Kansas City Union Station Redevelopment Plan	Kansas City MO
Stockyards Preservation and Redevelopment Plan	Fort Worth TX
Alabama Historic Sites Comprehensive Revenue Plan	Statewide Alabama (23 sites)
Historic Predio Ferial Redevelopment Strategy	Buenos Aires, Argentina
18 th and Vine Historic District Retail Plan	Kansas City MO
Artigas Train Station and Site Redevelopment Plan	Montevideo, Uruguay
Downtown Georgetown Development Plan	Georgetown TX
Downtown Round Rock Master Plan	Round Rock TX

Visitor Destination Concept/Revenue Analyses

Economic Impact of the Indian River Lagoon	Florida (North East Coast)
Saint John Paul II Center, Retail and Food Service Analysis	Washington DC
Red Sea Resort Feasibility and Master Plan	
Ben & Jerry's Ice Cream Factory Visitor Tour Master Plan	Waterbury VT
World Trade Center (NY) Observation Deck Program	New York NY
American Museum of Jazz/18th & Vine Museum District	Kansas City MO
Beringer Winery Tour and Visitor Development Program	St. Helena CA
Cleveland Museum of Art Revenue Development Plan	Cleveland OH
Museum of Jewish Heritage Revenue Development Plan	New York NY
BB King Museum Feasibility Analysis	Indianola MS
Alabama Historic Sites Visitor Development Strategy	State-wide AL
Georgia Aquarium Master Plan	Atlanta GA
Miller Brewing Company Factory Tour Master Plan	Milwaukee WI
World Of Coca Cola/Centennial Park Redevelopment Plan	Atlanta GA
Telluride Mountain Village Redevelopment Programming	Telluride CO
Eutaw Street Commercial Analysis, Baltimore Orioles	Baltimore MD
Shenandoah National Park Concessions Plan (NPS)	Luray VA
Yellowstone National Park Concessions Master Plan (NPS)	Yellowstone NP
Pinellas County Public Facilities Revenue Enhancement	Pinellas County FL (6 sites)

Airport Concessions Plans

Newark Liberty International Airport Terminal A Retail Plan	Newark NJ
Hartsfield-Jackson Atlanta International Airport Concessions	Atlanta GA
Jamaica Intermodal Center Master Plan	Jamaica, Queens NY
Pittsburgh International Airport Concessions Plan	Pittsburgh PA
Minneapolis-St Paul Int'l Airport Concessions Plan	St. Paul MN
Washington National Airport Concessions Plan	Washington DC
JFK, Newark & LaGuardia Airports Concessions Plans	New York area
Midfield Terminal Dubai International Airport Retail Plan	Dubai UAE
T F Green Airport Concessions Plan	Providence RI
Dallas-Fort Worth International Airport Concessions Plan	Grapevine TX