



CITY OF NEWBURYPORT  
OFFICE OF THE MAYOR  
SEAN R. REARDON, MAYOR

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60 PLEASANT STREET - P.O. Box 550  
NEWBURYPORT, MA 01950  
978-465-4413 PHONE  
MAYOR@CITYOFNEWBURYPORT.COM

To: President and Members of the  
City Council

From: Sean R. Reardon, Mayor

Date: May 13, 2024

Subject: Re-Appointment

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I hereby re-appoint, subject to your approval, the following  
named individual as a member of Planning Board. The  
term expires on July 1, 2027.

Robert Koup  
36 Lime Street  
Newburyport, MA 01950

**Robert M. Koup**  
**36 Lime Street**  
**Newburyport, Massachusetts 01950**  
[rmkoup@gmail.com](mailto:rmkoup@gmail.com)  
617.771.4116

## Education

Bachelor of Building Science,  
Rensselaer Polytechnic  
Institute 1976

Bachelor of Architecture,  
Rensselaer Polytechnic  
Institute 1977

## Professional Associations

American Institute of  
Architects (Retired)

Boston Society of Architects  
(Retired)

International Council of  
Shopping Centers (ICSC)  
(Prior Membership)

Urban Land Institute (ULI)  
(Prior Membership)

National Association of  
Industrial and Office  
Properties (NAIOP)  
(Prior Membership)

## Additional Training

LEED Accredited Professional

## Representative Project Awards

### Heritage on the Garden

Urban Land Institute  
Honor Award, 1985

### 730 North Michigan Avenue

Institute of Store Planners/  
VM + SD Magazine  
International Store Design  
Best Facade, 1998

### Peninsula Hotel

*Business Traveler* magazine  
Best Hotel for  
Business Travel, 2006,

*Travel + Leisure* magazine  
World's Best Awards  
No. 1 Hotel in N. Amer., 2004,

The Chicago Athenaeum  
American Architecture Award,  
1998

## Profile

Prior to retiring in May of 2023, Robert M. Koup was employed by the Gensler office in Boston, acting as a senior advisor for the firm's One Post Office Square project, a complex repositioning of an existing Boston office tower, as well as a new office tower at Parcel L5 in the Seaport District. Prior to returning to the U.S. in 2018, Mr. Koup was Director of the Jacobs Buildings & Infrastructure Studio in The Hague and Project Director for the renovation and expansion of Royal Dutch Shell's World Headquarters campus, also in The Hague. From 2013 to 2015, he served as Director of JESAS*Studio* in Casablanca, Morocco, a joint venture of Jacobs and Office Cherifien des Phosphates (OCP), with a focus on master planning related to education, research and improved residential opportunities in Morocco.

Prior to joining Jacobs as a Principal in their Global Buildings practice, Mr. Koup was a Vice President at Elkus Manfredi Architects in Boston, where he directed a 25-person design studio. Previous to that, Mr. Koup was a Senior Associate and served as Vice President for Professional Services at The Architects Collaborative in Cambridge, Massachusetts.

In all of these roles, Mr. Koup has provided leadership and expertise to planning and design efforts at a variety of scales. He has worked in a range of geographic regions, completing a wide variety of project types including, academic, performance, entertainment, retail, hospitality, office, multi-family residential and structured parking. All projects have represented an underlying understanding of regional influences, vernacular architecture and an emphasis on environmental, social and economic sustainability.

## Representative Project Assignments

### Gensler, 2018 - 2023

#### One Post Office Square, Boston, Massachusetts

Repositioning of One Post Office Square, an existing 41 story office tower.

#### Seaport Square, Parcel L5, Boston, Massachusetts

A 700,000 sf net carbon zero office building in the Seaport District.

### Jacobs Global Buildings, 2007 - 2018

#### Headquarters Project, The Hague

Renovation and expansion of Royal Dutch Shell's existing World HQ.

#### Royal Ranches Marrakech, Marrakech, Morocco

Master Planning for a 380-hectare mixed use development in Marrakech.

#### Pole Urbain de Mazagan, El Jadida, Morocco.

Master Planning for a 1300-hectare new town for a population of 130,000.

#### Technopole Foum El-Oued, Laayoune, Morocco

Master Planning for a 126-hectare development demonstrating innovation relative to climate, renewable energy, water and waste management.

#### Oceanic Research and Innovation Center, Gloucester, Massachusetts

A 120,000 sf, innovative marine research facility.

#### College Town, University of Texas at Arlington, Arlington, Texas

A new mixed-use campus edge neighborhood.

## Robert M. Koup

### Representative Project Awards (cont'd)

#### Neiman Marcus at Natick Collection

*Chain Store Age* magazine  
Retail Store of the Year, 2007

#### Tufts Performance and Production Center

Boston Society of Architects  
Honor Award, 2004,

#### Cutler Majestic Theatre at Emerson College

National Trust for Historic  
Preservation  
Honor Award, 2004

Boston Society of Architects  
Honor Award, 2004

League of Historic American  
Theatres  
Outstanding Restoration  
Project, 2004

#### Paramount Center

Preservation Massachusetts  
Paul E Tsongas Award, 2011

American Institute of  
Architects, NE Chapter  
AIA New England Design  
Award, 2010

Boston Society of Architects  
Honor Award for Design  
Excellence, 2010

Boston Preservation Alliance  
Preservation Achievement  
Award – Significant  
Rehabilitation / Restoration,  
2010

National Trust for Historic  
Preservation, 2010

Illuminating Engineering  
Society  
Awards of Merit,  
Interior and Exterior Lighting,  
2011

Associated General  
Contractors of  
Massachusetts,  
Build Mass Merit Award, 2010

#### Elkus Manfredi Architects, 1992 - 2007

##### Miami WorldCenter, Miami, Florida

Urban Design and Master Planning for a new mixed-use district.

##### Neiman Marcus at Natick Collection, Natick, Massachusetts

A unique new 100,000 sf store for the exclusive specialty retailer.

##### 730 North Michigan Avenue, Chicago, Illinois

A 225,000 sf retail project on Chicago's "Miracle Mile".

##### The Peninsula Chicago at 730 North Michigan Avenue, Chicago, Illinois

A 339-key, five-star luxury hotel built above the retail podium.

##### Pacific Place, Seattle, Washington

A 1 million sf retail development in downtown Seattle.

##### The Orchard at Westminster, Westminster, Colorado

A 400,000 sf mixed use town center including retail, office and residential.

##### Tufts Performance and Production Center, Emerson College, Boston, Massachusetts

A 75,000 sf, 11 story infill building housing the core of Emerson's live performance, broadcast and video production facilities.

##### Cutler Majestic Theater at Emerson College, Boston, Massachusetts

The complete renovation and restoration of the College's historic 1200-seat beaux arts theater, a designated Boston landmark.

##### Paramount Center, Emerson College, Boston, Massachusetts

Conversion of the historic Art Deco Paramount Theatre as part of an overall development focused on live performance and performance education.

##### Solomon R. Baker Library, Bentley University, Waltham, Massachusetts

Complete renovation of the University's 66,000 sf neo-Georgian library.

#### The Architects Collaborative, 1979 - 1992

##### Copley Place Central Area, Boston, Massachusetts

A 3.5 million sf mixed use project in the heart of Boston's Back Bay.

##### Heritage on the Garden, Boston, Massachusetts

A 490,000 sf mixed use project adjacent to Boston's Public Garden.

##### 101 Merrimac, Boston, Massachusetts

A 10 story, 157,000 sf office building in the historic Bulfinch Triangle district.

#### Wallace, Floyd, Ellenzweig, Moore, 1977 – 1979

##### MBTA Alewife Station / Garage, Cambridge, Massachusetts

An intermodal station at the northern terminus of the MBTA's Red Line.