



Stockton, CA

Advisory Services Panel

February 5-10, 2012

Biographies

Chair

David Leland
Managing Director
Leland Consulting Group
Portland, OR

Dave Leland is considered a knowledgeable urban strategist, with more than 45 years of experience in the real estate industry as a consultant, advisor, developer, and owner. He has conducted and managed more than 2,500 real estate projects and assignments.

As the former CEO of a national mixed-use real estate development company and educated in architecture, city planning and urban economics, he brings a thorough perspective to any project. Dave's strength is a comprehensive understanding of real estate and planning issues. His particular interest lies in downtown revitalization, sustainable communities, transit-oriented development, and innovative mixed-use centers. He has worked with development organizations ranging from privately held firms to Fortune 500s, and more than 300 communities with a portfolio that includes 85 downtown revitalization and implementation strategies, 75 light rail transit stations, 45 urban corridors, and a host of smaller centers, corridors, main streets and Greenfield communities.

His experience includes 30 states across America, Canada, Mexico, Japan, China, United Arab Emirates, North Africa and Latin America. Dave's philosophy is to balance the firm's workload between public and private developer clients and thereby maintain continuous awareness of the issues that always arise in building successful public-private partnerships. One of his accomplished skill sets is working with diverse—and sometimes divisive—groups to establish innovative strategies that lead to successful solutions for complex issues.

Panel

Heather Alhadeff
Senior Transportation Planner
Perkins Will
Atlanta, GA

Heather Alhadeff joined Perkins+Will's Atlanta Urban Design practice as a Senior Transportation Planner. An accomplished transportation planner and recognized expert, Heather also brings her experience in land use planning, transportation engineering and urban design. She has deep public sector experience, including past roles as the City of Atlanta's Director of Transportation Planning, Central Atlanta Progress' Director of Transportation Management, Senior Planner at the Atlanta Regional Commission and the Federal Highway Administration.

Heather specializes in resolving complex land use and multi-modal transportation situations through logical implementation and creating constituent consensus. She directed the creation and adoption of the Connect Atlanta Plan, Downtown Parking Demand Management Plan, and has worked on the Atlanta StreetCar, Regional On-Board Transit Survey, Columbus Public Involvement Plan, Multimodal Passenger Terminal and Express Bus Routing. She is the recipient of numerous awards including the PEDS Golden Shoe Award, Atlanta Bicycle Coalition Best Planning Initiative of the Year (2008) and Atlanta Business Chronicle's 40 under 40 (2007).

Zachary Greene
Vice President, Real Estate
MassDevelopment
Boston, MA

Zach Greene is currently Vice President in the Real Estate Department at MassDevelopment. He has been actively involved in all of the Agency's real estate dealings, and has been a leader in the largest and most complex deals evaluated and undertaken during his tenure. MassDevelopment is the Massachusetts' public economic development and real estate development agency. The Agency's real estate activities include consulting to cities and towns regarding underutilized or distressed publicly- or privately-owned properties; planning for downtown and district real estate and economic development and revitalization; development of surplus Federal, state, county, and municipal properties; due diligence on dozens of properties each year in support of MassDevelopment real estate deals or those by other parties; and tenancing and otherwise managing the real estate assets in its portfolio.

Zach is an expert commercial real estate analyst and appraiser who has evaluated nearly two dozen prospective real estate deals with MassDevelopment, and has followed at least one (1550 Main in Springfield, MA) through the entire development process. All of these deals involved distressed properties in economically challenged cities.

Prior to his public sector real estate career, Mr. Greene was a commercial real estate appraiser with Byrne McKinney and Associates in Boston. Projects included the appraisal and analysis of more than \$1.5 billion of real estate located throughout New England, including over 10,000 existing and proposed apartment and condominium units and 5 million square feet of Class A & B office space. In addition to valuation assignments Mr. Greene worked with the firm's principles on consulting assignments covering existing and proposed large-scale developments throughout New England.

Mr. Greene holds a BA degree in Economics from Brandeis University.

Kamuron Gurol
Director of Community Development
City of Sammamish
Sammamish, WA

Kamuron has served as Assistant City Manager and Community Development Director for the City of Sammamish since 2005. Sammamish is a new city (incorporated 1999) that formed to gain greater control over local issues, especially growth and development challenges. His team has successfully navigated an innovative Town Center plan (using a hybrid of performance and traditional zoning tools) and new Shoreline Master Program (using an incentive-based strategy to improve habitat while recognizing property rights) through the rough waters of public comment, planning commission review, state agency approval and city council adoption. Sammamish also received a 2009 Governor's Smart Community award for our over-the-counter permit approval process.

Prior to that, Kamuron worked as a corridor planning manager for the Washington state DOT Urban Planning Office, where he oversaw corridor improvement plans for several large state highways in the greater Seattle area. As director of the Kitsap County Department of Community Development, Kamuron was responsible for all aspects of community development department (building plan review and inspections, land use permits, long range planning and a CDBG grant program) serving about 250,000 residents. As manager of the Snohomish County Planning Division, he was responsible for successful policy development for the county comprehensive plan and various subarea plans, for planning policy issues with 20 cities, and for county GIS and demographic work products. He began his work in public administration, planning, environmental and natural resources with King County where he created a nationally-recognized transfer of development rights program.

Kamuron holds a Bachelor of Science degree in Geology from the University of Washington and a Master of Public Administration degree from the Kennedy School of Government at Harvard University.

Scott Hall
Business Development Coordinator
Virginia Beach Economic Development Department
Virginia Beach, VA

Scott Hall is the Business Development Coordinator for the City of Virginia Beach Department of Economic Development, with a primary focus on new business attraction. He has sixteen years of experience as an economic development professional, including research, small business development, business assistance, retail development, marketing and planning. Hall's background also includes international marketing, Enterprise Zone administration, strategic planning, comprehensive land use planning, and redevelopment planning. In 2001, Hall served as Research Director for the Virginia Peninsula Economic Development Alliance, a regional public/private economic development marketing organization.

A native of West Virginia, Hall received his Bachelor of Arts degree in Political Science from Marshall University in 1985 and his Master of Urban Studies degree from Old Dominion University in 1999. He served as a commissioned officer in the United States Navy prior to entering the field of economic development. He is a member of the Urban Land Institute, the International Economic Development Council, the Southern Economic Development Council, the International Council of Shopping Centers, the Brazilian/American Chamber of Commerce, the German/American Chamber of Commerce, AmCham France, and the Virginia Economic Developers Association.

Robert M. Lewis, AICP, CEcD
Principal and President
Development Strategies
Saint Louis, MO

Bob directs economic planning and implementation assignments at Development Strategies, based in St. Louis. He was part of the team that created Development Strategies in 1988 after ten years with Team Four and two years with the St. Louis County Department of Planning. He was named president in 2000.

The focus of his professional work is analyzing the market, economic, and organizational forces that influence urban planning, economic growth, and real estate development. His consulting services yield strategic recommendations for clients seeking to maximize economic value. Clients include local governments, private property owners, corporations, government agencies, non-profits, and institutions all around the USA. Development Strategies has served clients in 42 states since 1988.

A native of Glencoe, Illinois, in the Chicago area, Bob holds a master's degree in city and regional planning from Southern Illinois University at Edwardsville (1976) and a bachelor's degree in business economics from Miami University in Oxford, Ohio (1973). He is a member of the Leadership St. Louis class of 1986-1987.

He is a certified economic developer (CEcD) within the International Economic Development Council (IEDC) and a member of the American Institute of Certified Planners (AICP) of the American Planning Association (APA). He is also a former president of APA's Missouri Chapter and is presently Chair of the Economic Development Division of the APA. Bob currently chairs the Infrastructure Work Group of IEDC's Public Policy Advisory Committee and annually addresses the topic of infrastructure and economic development for the Economic Development Certification course at the St. Louis County Economic Council.

Bob is a member of the National Association for Business Economics (past St. Louis Chapter president), American Statistical Association (past St. Louis president), and the Urban Land Institute. He chaired a Technical Assistance Panel (TAP) for ULI's St. Louis District Council that studied redevelopment options for the interchange at Olive Boulevard and I-170 in Olivette and University City, Missouri.

He has been a senior faculty member teaching business economics for the Keller Graduate School of DeVry University since 1995 and taught the urban systems course for the Urban Planning & Real Estate Development master's program at Saint Louis University.

Major civic contributions include the boards of directors of Citizens for Modern Transit (chair 2006-2008), FOCUS St. Louis (1995-2001), and the New City School in St. Louis (1987-1991).

David Scheuer
President
The Retrovest Companies
Burlington, VT

David Scheuer is President of the Retrovest Companies. Mr. Scheuer has over thirty years' experience developing several award-winning residential and mixed-use projects. The Company has built a reputation for design quality, environmental sensitivity, a willingness to take on complex joint public/private development and a commitment to sustainable development. Mr. Scheuer has worked on urban projects in Vermont, Washington D.C., Sacramento, Portland and Seattle. Currently, the Firm is developing South Village, a 336 unit conservation-oriented new urbanist mixed-income housing community in South Burlington, Vermont; The Westlake Center, a public/private downtown mixed-use project in Burlington; and Harvard Commons, an infill apartment project in downtown Seattle.

Mr. Scheuer attended the University of Colorado, where he was a three-time All-American skier. From 1972 to 1978 he was a member of the U.S. Alpine Ski Team. Mr. Scheuer did graduate work at the University of Vermont in Resource and Land Economics. He is a former National Director of the National Association of Home Builders; a former Board Member of the Preservation Trust of Vermont; and the Fund for Vermont's Third Century; and a founding member of the Congress for the New Urbanism. In 1990 Mr. Scheuer was inducted into Lambda Alpha, the National Land Economists Society. He is a former Trustee of the U.S. Ski Team Foundation and currently serves on the Executive Board of the National Town Builders' Association. He also serves on the Urban Land Institute's Public Private Partnership Council. Scheuer is regarded as a practitioner of smart growth development. He was appointed by Governor Howard Dean as the private industry member of Vermont's Municipal Land Law Review Commission (2001-2003), and serves as an advisor to Vermont's current Governor on land use issues.

Ross Tilghman
Director
Tilghman Group
Seattle, WA

Ross Tilghman heads up the Tilghman Group providing transportation planning services. Tilghman brings over 25 years of urban planning experience, including serving as executive director of a downtown business improvement district. He provides transportation-related revenue projections, market studies, planning and development strategies to government, not-for-profit, and private sector clients facing real estate development challenges.

Frequently working with nationally recognized planning teams, Tilghman's recent work includes master plans detailing transportation requirements for Al Ain Wildlife Park and Resort, UAE, Iowa's State Capitol Complex, The Evergreen State College, and Gallisteo Basin Preserve, New Mexico, as well as for downtowns throughout the US. Central to these efforts are parking studies identifying future demands and space needs from which he develops parking management plans to support planned development. Tilghman has provided transportation planning for state capitol campuses working with Washington, Iowa and Minnesota to improve their access and parking programs. Additionally, he has undertaken transit market studies to identify ridership potential for new services in Denver and Los Angeles. Ross has also completed numerous special event and recreation area transportation plans including those for San Diego's Balboa Park, Joe Robbie Stadium in Miami, Florida, the Iowa Events Center in Des Moines, Iowa, and Stones' River National Battlefield, Murfreesboro, Tennessee.

Since 2000, Tilghman has been working with the City of Tacoma to address its downtown parking needs including the parking plan for the City's new convention center. Ross provided the revenue forecasts used to issue parking revenue debt.

Tilghman also served three years as director of a downtown business improvement district in Illinois. He oversaw maintenance, facade improvements, parking, and upper story redevelopment efforts in concert with Main Street redevelopment principles. Ross successfully authored a \$1.9 million grant to fund a streetscape construction project completed in 2002.

Tilghman frequently participates in national resource panels assisting communities with development questions, including Urban Land Institute Advisory Service Panels and Mayor's Institute on City Design teams. He received an undergraduate degree in History from Washington University in St. Louis, and a master's in Geography from the University of Washington, Seattle.

ULI Project Staff

Annie Finkenbinder-Best
Director, Education and Advisory Group
ULI – the Urban Land Institute
Washington, DC

Annie Finkenbinder-Best is the Director for the Education and Advisory Group at ULI. Previously, she served as a Legislative Assistant on Capitol Hill working with local stakeholders to develop federal legislation to promote housing and infrastructure development in high-growth rural areas.

She has also worked as a Program and Policy Associate in Reconnecting America and the Center for Transit-Oriented Development's Washington, DC office. Mrs. Finkenbinder-Best has authored papers for the Federal Transit Administration on best practices in regional planning and affordable housing focused on the connections between transportation and land use, and has experience working with policies and best practices surrounding tax increment finance districts and other innovative financing mechanisms. She has worked with communities around the country to develop TOD-supportive zoning districts, analyze development potential of key sites along transit corridors, perform analysis of existing and potential future conditions, and develop regional and state-wide policy recommendations to help communities meet their goals. Mrs. Finkenbinder-Best has presented this work at conferences and meetings both domestically and abroad.

Previously, she was a Community Planner working on urban design and policy planning processes in Orlando, Florida in both neighborhood and tourist commercial corridors. Mrs. Finkenbinder-Best was involved in many aspects of local planning, including comprehensive plan amendments, corridor planning, small area studies, and development review.

She has a Master's degree in Urban Design from Carnegie Mellon University, where she developed a form-based zoning approach to Pittsburgh, Pennsylvania in order to spur development in keeping with the community's character.

Caroline Dietrich
Logistics Manager, Education and Advisory Group
ULI-the Urban Land Institute
Washington, DC

Caroline Dietrich is the Logistics Manager for the Education and Advisory Group at the Urban Land Institute. In this capacity, she coordinates the logistics for all of ULI's advisory panels and advisory service functions, all Professional Development workshops and a variety of other events within the group. In addition, she works closely with the Daniel Rose Center, assisting them with logistics for retreats, forums and fellowship events. Before joining ULI, Dietrich worked for the Juvenile Diabetes Research Foundation, as a gala assistant where she oversaw the planning and production of the annual "Night of Hope" Gala and silent auction. She worked closely with the Gala committee and JDRF staff to help raise over 1.7 million for research. Prior to her work with JDRF, Dietrich spent 6 years as an elementary school teacher in Fairfax, Virginia, teaching social studies and language arts to 5th and 6th graders.

Dietrich has a B.A. of Science from West Chester University in Pennsylvania, and has completed the Event Management certificate program from The George Washington University. She is currently working to become a CMP – Certified Meeting Professional. She grew up in Reading, Pennsylvania and occasionally travels home to visit her family. When not working, Carrie enjoys seeing the sights in D.C., training for half marathons, and traveling all over the globe. She is an active member of ISES DC, planning special events for groups in the DC area.