

Background

Urban Land Institute Governor's Advisory Panel Vancouver Visit // Independent Analysis on Proposed UBC-Broadway Corridor Rapid Transit Project

What will we learn from the experts?

During their Vancouver visit (Feb 4 – Feb 6, 2014), The ULI Governor's Advisory Panel will be asked to answer the following questions:

1. Which three distinct neighbourhoods along the Broadway Corridor are most suitable for station development?
2. What best practices should be applied at each of these nodes? Are there precedent examples that can be applied to this Corridor?
3. What is the ideal form of future development at these nodes?
4. How far should the development extend around a proposed station?
5. What are the economic and social implications for the selected neighbourhoods, the City of Vancouver, and UBC?

What is the schedule for the Panel visit?

Tuesday, February 4:	Broadway tour and stakeholder interviews - media access to tour visuals and ULI BC spokesperson only
Wednesday, February 5:	All-day private panel work session - no media access
Thursday, February 6:	Report presentation and Q&A – open to the public, all stakeholders and media

Please Note: Media Advisory with more detail will be issued February 3, 2014

Who are the stakeholders involved in this process? Among them are:

City of Vancouver

Translink

University of British Columbia

Metro Vancouver

Grandview Woodland Area Council

Residents Association Mount Pleasant

West Kitsilano Resident Association

Mount Pleasant Business Improvement Association

South Granville Business Improvement Association

Point Grey Village Business Improvement Association / West Broadway Business Improvement Association

Who to contact for more information or to organize an interview with ULI BC?

Dorothy Sitek; dsitek@generationcommunications.ca; m: 604-992-4963

Veronica Rivas; vrivas@generationcommunications.ca; m: 778-996-2845

Who can speak about this initiative, locally?

Alan Boniface and Gordon Price are ULI BC professionals who are involved with this initiative and available for interviews.

Alan Boniface, ULI BC Chair & Architect, Dialog Design

Alan has contributed to projects in many jurisdictions, including Vancouver, Los Angeles, Beijing, Edmonton, San Francisco, Portland and New York. Alan is recognized as a leading thinker on urban issues. His experience with large mixed-use projects, unique architecture and public space design, all contribute to Alan's unique abilities in creating vibrant, people-oriented communities. In particular, Alan's work focuses on designing sustainable communities that can adapt and prosper through time. He is the current managing partner of the Vancouver studio.

Gordon Price, Advisory Board Member ULI BC & Director, The City Program, Simon Fraser University

In 2002, he finished his sixth term as a city councillor in Vancouver, B.C. He also served on the Board of the Greater Vancouver Regional District (Metro Vancouver) and was appointed to the first board of the Greater Vancouver Transportation Authority (TransLink) in 1999.

Price is a regular lecturer on transportation and land use for the City of Portland, Oregon, and Portland State University. He writes a monthly column for Business in Vancouver on civic issues, and he conducts tours and seminars on the development of Vancouver. He also publishes an electronic magazine on urban issues (with a focus on Vancouver) called [Price Tags](#), and he has been published in several journals, including *Inroads*, the Canadian journal of opinion. He blogs at pricetags.wordpress.com.

In 2003, he received the Plan Canada Award for Article of the Year for "Land Use and Transportation: The View from '56" from the Canadian Institute of Planners. In 2007, he was the winner of the "Smartie" People Award from Smart Growth B.C. In 2009, he was made an honorary member of the Planning Institute of B.C.

Price sits on the board of the Sightline Institute. He is also a member of the local district for Lambda Alpha International.

What is The Urban Land Institute?

Based in Washington DC, the Urban Land Institute is the only organization in the world that bridges the entire spectrum of expertise required for the best city-making.

ULI is an independent, non-profit research and education organization supported by its members. It provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

Founded in 1936, it has members worldwide, representing the entire spectrum of land use and real estate development disciplines working in private enterprise and public service.

A multidisciplinary real estate forum, ULI facilitates an open exchange of ideas, information, and experience among industry leaders and policy makers dedicated to creating better places.

Members say ULI provides information they can trust, and that it is a place where leaders come to grow professionally and personally through sharing, mentoring, and problem solving. ULI members commit to the best in land use policy and practice.

There are 51 ULI District Councils organized in North American communities that serve most of ULI's over 30,000 members – including three in Canada located in Vancouver, Calgary and Toronto.

Delivering the ULI mission at the local level, District Councils engage local members by hosting various ULI priority programs, educational forums, and events such as special initiative conferences keyed to the release of publications like *Emerging Trends in Real Estate*, the annual *Infrastructure* report, and *What's Next?* By conducting community outreach programs and providing industry expertise to community leaders, District Councils continue to focus on opportunities for and to succeed in influencing local land use policy.

In the ULI tradition of offering an unbiased and nonpartisan exchange on issues affecting the industry, District Councils provide the avenues for active dialogues among private industry, environmental organizations, and public agencies to help create solutions to local and regional issues.

To learn more about ULI BC go to <http://britishcolumbia.uli.org/>

To learn more about ULI go to www.uli.org

What is the Governor's Advisory Panel?

Since 1947, over 600 Advisory Services teams have helped find creative, practical solutions for some of the most challenging issues facing today's urban, suburban, and rural communities.

Communities around the world have asked ULI to convene Advisory Services panels to:

- Get timely, candid, and unbiased input from expert land use professionals.
- Kick-start critical conversations and move beyond deadlock.
- Gain fresh insights and discover innovative solutions to the most complex real estate development challenges.

In a concentrated one-week effort, panels provide results. We work with local governments, private developers, community development corporations, and many other organizations to address the most challenging real estate and land use issues facing communities today.

Panels bring together the best and brightest from ULI's diverse membership, including developers, planners, financiers, market analysts, economists, architects, and public officials to provide practical and candid advice that is not available from any other source.

Who is on the Panel for this assignment?

Chair

Richard Reynolds, Senior Advisor to the EVP
Tufts University, Boston, MA

Reynolds, an alumnus of Tufts and longtime member of the University's real estate advisory committee, returned to campus as Vice President of Operations in January 2010. His responsibilities include facilities management of 4.3 million SF on 3 campuses, construction, public and environmental health and safety, and dining services.

Prior to joining Tufts, Reynolds has been President of The Reynolds Group, Inc, a strategic real estate consulting firm based in Needham, MA, since 2004.

Between 1993 and 2004 Reynolds was a Principal with Spaulding and Slye, LLC serving in a number of roles with the company, including Managing Director of the Capital Markets Group transacting over \$1 billion of investment sales annually and Major Transaction Principal including joint venture developments, major tenant representation assignments, various corporate relocation analyses, and client relationship management. Reynolds also acted as lead Principal for the acquisitions of over \$300 million of properties for Windsor Realty Fund II, a joint venture with the DuPont Company and General Investment and Development.

Reynolds also was President of Reynolds, Vickery, Messina & Griefen, a development, property management, and advisory services firm for institutional and corporate clients from 1987-1993. He was a partner in Hines Industrial, an office/industrial development affiliate of the Gerald D. Hines Interest, from 1978-1987. He started his career in 1970 with New England Life as Second Vice President in the underwriting and placement of debt and joint venture equity nationally.

Reynolds has been active in the Urban Land Institute for almost 30 years, and is a Governor of the ULI Foundation. He has served as Chair of several flights of the Office and Industrial Parks Council, Vice Chair of the Office Development Council, and as a member of the Public/Private Partnership Council. He also served as Chair of the Boston District Council of ULI. He has participated in or chaired five Advisory Service Panels across the country. Reynolds was President of the Greater Boston Real Estate Board in the early 1990s as well as Chairman of the Massachusetts Government Land Bank.

Reynolds received his undergraduate degree from Tufts University in 1967 with a Bachelor of Arts in Economics and his graduate degree was completed in 1970 at Babson College where he received a Masters of Business Administration with high distinction.

Panelists

Richard Gollis, Principal
The Concord Group, LLC, Newport Beach, CA

Richard M. Gollis is a co-founder and principal of The Concord Group based in Newport Beach, San Francisco and Boston. The Concord Group is a real estate advisory firm providing strategic advice and valuation for land use issues and development of residential, commercial/retail and industrial real estate projects. Clients include land developers, homebuilders, institutional investors, family landowners, public agencies and universities throughout the nation.

Mr. Gollis has gained a wide range of experience in the analysis of residential and commercial development. In particular, his experience with the product program development for urban multi-use projects and large-scale master planned communities has positioned him as a leading authority in the field.

Richard is a Governor of the Urban Land Institute (ULI) Foundation, Chair of the Community Development Council (Silver Flight), and Juror for the Awards for Excellence (global) and past Chair of ULI Orange County/Inland Empire. He is co-Chair of the Advisory Board, Department of Policy/Planning/Design at UC Irvine. A native of Boston, he is a graduate of Brown University with a degree in international relations.

Ralph L. Núñez, RLA, CLARB, ASLA, GRP, Principal Partner
DesignTeam Plus, LLC, Southfield, MI

Ralph Núñez is the Principal Partner of DesignTeam Plus, LLC, a Multi-disciplinary Design Firm, offering Architecture, Interior Design, Landscape Architecture and Urban Planning. DesignTeam has over twenty-five years of experience in working effectively with clients on creative problem solving. Balancing our client's goals with environmental sensitivity meeting regulatory requirements, DesignTeam has a proven record working within tight time frames and budgets to bring complex projects on line and is known for balancing client's goals with environmental sensitivity meeting regulatory requirements.

Prior to starting DesignTeam Plus, Núñez was Associate Vice President and Director of Planning and Landscape Architecture for PRC Engineering, an international planning, design and development company. His most significant project while in the Houston office being The Enclave, a \$250 million office campus in West Houston.

Núñez has thirty-six years of experience as a planner and landscape architect, with particular emphasis on project design, management and development strategies. Projects include master plans and development plans for residential communities, senior living, commercial, office research campuses, and recreation facilities. He has been responsible for master planning more than 210,000 acres, over 100,000 dwelling units, 6.5 million square feet of office research and 18 million square feet of commercial projects throughout the United States and internationally.

Núñez has been qualified as an expert witness in planning, landscape architecture and design. He is often called upon to develop plans resolving difficult and stalled projects before they go to litigation.

His commitment to sustainable design and is evidenced by his teaching and professional activities. He has been a guest lecturer and also serves as an adjunct professor at Lawrence Technological University for the past twenty years. Urban Land Institute has had him participate in numerous advisory design panels throughout the country.

Richard Rosan, President ULI Foundation
ULI – the Urban Land Institute, Washington, DC

Richard M. Rosan is the President of the Urban Land Institute (ULI) Foundation, which is the philanthropic arm of the Urban Land Institute. ULI is a global nonprofit education and research institute supported by nearly 35,000 members representing all aspects of land use and development disciplines. Its mission is to provide leadership in the responsible use of land and in sustaining and creating thriving communities worldwide.

The ULI Foundation, which has a corpus of more than \$40 million, supports many of the Institute's general research and education activities, as well as local programs offered through ULI's District Council network. In addition, the Foundation provides endowments for specific activities, including those related to workforce housing, infrastructure, sustainability, and public leadership in land use.

Mr. Rosan recently transitioned full-time into the role of ULI Foundation President after stepping aside as Chief Executive Officer of ULI Worldwide. For more than 17 years, he served simultaneously as ULI's top executive and as the ULI Foundation President. Under Rosan's leadership, ULI experienced a fourfold increase in membership, expanded its global outreach into Europe and Asia, and secured many new funding sources. Rosan broadened ULI's intellectual content through the creation of the ULI Senior Resident Fellows program and the funded Centers, which are supported through endowments from the ULI Foundation.

Rosan is an architect and a Fellow of the American Institute of Architects. Prior to his service at ULI, he spent 22 years in New York City in several capacities, including 12 years with the City of New York, concluding with his service as the city's Economic Development Director. Rosan also served for six years as President of the Real Estate Board of New York, and he spent five years in the private development business as a project director for several large New York City development projects.

ULI Project Staff

Alison Johnson, Program Manager, ULI Rose Center
ULI - the Urban Land Institute, Washington, DC

Alison Johnson has more than 10 years of experience working in a corporate financial environment along with corporate foundation and non-profit intermediary exposure. Through this course of time, Johnson has put in to practice her experience and knowledge of financial management to the operations of mission related grant making.

Working successfully with internal and external partners at philanthropic and intermediary organizations, Johnson has coordinated projects that capture regular and comprehensive information—both programmatic and financial—on the use of donor resources. Recently, Johnson served as government compliance manager at the Urban Land Institute. As manager, Johnson contributed to ULI’s capacity, financial analysis, and program planning/reporting associated with a grant from the US Department of Housing and Urban Development to provide technical assistance to jurisdictions receiving funding from the Neighborhood Stabilization Program, a new federal stimulus program.

In addition to grant program management, Johnson has volunteered with local community groups in variety of ways. In particular, she served as vice-chair of Surfrider Foundation NYC, where she organized a public outreach and volunteer campaign promoting local ownership of environmentally conscious coastal management policies and the adoption of prudent beach replenishment projects on the south shore of Long Island, NY. Johnson looks forward to incorporating her skills and sensibilities as program manager at the ULI Rose Center, where she will focus on education for public officials and other convenings that the Rose Center hosts.

Johnson earned a Master of Urban Planning from the Robert F. Wagner Graduate School of Public Service at New York University and a B.A. in Political and Economic Philosophy from Wheeling Jesuit University in Wheeling, West Virginia.