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KeyNotes

November 2014

MADRID LEW

The Madrid Chapter would like to invite you to check out the videos, photos and resources they have put together for you. On the Resources tab you will find a link to the attendee list, as well as, other pertinent links. Please click on the image below. You will need to log in using
 Username: LEWMadrid
 Password: Flamenco.2014

Land Economics Weekend

15-17 October 2014
 Madrid - Spain



LEW VIDEO
LEW PHOTOS
RESOURCES

DAY 1
DAY 2
DAY 3
GALA

LEW MADRID 2014

[NEXT LEW: Washington, D.C - April 2015 >](#)

(<http://lewmadrid.com>)

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Remember to
renew your dues.
(<http://www.lai.org/members/renewal>)

UPCOMING CHAPTER EVENTS

26 JAN Sacramento
26th
Annual
Investiture
Banquet
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26th-annual-
investiture-
banquet)

Sacramento
Chapter

27 Federal
Reserve

PRESIDENT'S MESSAGE



Tim Youmans (mailto:tim@tyc-25.com)
LAI President

LAI Continues to Go Global

LAI held another successful Board meeting and Land Economics Weekend in Madrid from October 15 to 17.

The Madrid Chapter members were excellent hosts and put on display the best of Madrid. We learned that the Spanish economy has finally reached bottom and the trends for employment and development are now turning positive.

Repurposing of buildings is nothing new in Spain, they have been redeveloping and repurposing buildings for more than 2,000 years, since the time of the Romans. We visited the old post office which has been converted as the new City Hall with extensive public spaces. We also visited the Real Madrid football stadium which is being expanded with the addition of 15,000 seats and a high end shopping complex and hotel. Real Madrid was the team of the century for the 20th Century. We also visited the home of Santander Bank, a complex so large it is call Santander City.

Our international growth was highlighted by the approval of the LAI AUM Chapter in the State of Maharashtra, India. The Chapter's territory includes the cities of Mumbai and Pune.

The UAE Chapter in Abu Dhabi held their inaugural meeting October 12th, just before the LAI conference and added 19 new members. The UAE Chapter is off to a great start.

Any LAI member with an interest in providing services or developing in the United Arab Emirates or India should contact members of these new LAI Chapters. These areas of the world are definitely in need of the land use skills of our members.

After I started my term as LAI President last October, I visited China for three weeks. I learned about their modernization plans and saw the results of those plans in the development of Shanghai and the construction of the Three Gorges Dam.

This year my travels in Spain included Madrid, Sevilla, Grenada, Cordova, Cadiz, and Barcelona. Redevelopment and repurposing examples are everywhere. I was particularly struck by the redevelopment of Barcelona's waterfront from an industrial wasteland to thriving waterfront complex of hotels, restaurants, parkways and beaches as part of and following the 1992 Olympics.

The need for our skills as land use professionals has been around for centuries and will continue on for centuries. As LAI expands internationally, our members will help influence the best practices in land development and redevelopment in our local communities and globally. What an exciting field of work to be a part of.

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EDITOR'S MESSAGE

Historically, Paris has been my favorite "real city" in Europe, followed by London and

JAN Bank
(/events
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/federal-
reserve-bank)

Phoenix
Chapter

See more events
(/events/upcoming)



Alan Nevin (mailto:ANevin@xperagroup.com)
KeyNotes Editor

Madrid. I hadn't been to Madrid in a decade. Attending the LEW this October caused me to change my rating. Now Paris is still number one, but Madrid is in a dead tie with London.

I was somewhat stunned to see the remarkable street scenes, massive renovation and overwhelming infrastructure changes in Madrid. Like Paris, the central city was brilliantly laid out in the mid-1850's. The City has exceptionally broad boulevards,

roundabouts with fountains and public art, wonderful public structures and a remarkably good transit system. Over the years, the City has spread out and now has more than six million persons, all of whom eat dinner at ten o'clock at night or later.

In the central city, there is a vitality that actually rivals Paris, with yuppies and seniors alike strolling the streets and inevitably dropping into one of the small bars and cafes that blanket the community.

Yes, I am saddened by the absence of cities with the same electricity and momentum in the United States. And, I should note, that after visiting Madrid, we hopped over to Lisbon and found the same level of vitality there. A primary key to their successful urbanity is density.

Having a LEW in Madrid was a piece of cake, even for a fledging chapter of LAI. There is so much to see and so much to do, that all Emilio and Aurelio and their team had to do was to book the hotel and tour buses. The rest was easy.

Obviously, that is not true. LAI was treated to the speaking talents of a wide variety of highly skilled professionals, tours of some fairly impressive projects (especially the tour of the Santander Bank headquarters and newly renovated City Hall.) and a rousing final evening dinner at the elaborate Casino de Madrid.

I recognize that Spain is not in the best of economic straits at the moment, but you would never know it by my experience there. It is alive and very well.

I was thoroughly delighted to see that 17 of our chapters were represented, including Mumbai, London, Toronto and Vancouver. Mumbai was formally inducted and represented in Madrid by Anil Hatkar and Girish Blahat. There were 100 of us hearty souls in attendance.

The next LEW is in Washington, D.C. this coming spring. That is yet another city with wonderful planning and numerous venues to explore. See you there.

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LAI NOMINATING COMMITTEE

"Dicean Democracy"

In 1930, more or less, LAI was designed, in corporate form, to have an Executive Committee structured to make recommendations to and interim decisions for an active Board of Governors.

The Executive Committee of LAI is comprised of 12 voting members and several prescribed 'Assistants'. For some 85 years, successive Executive Committee's have aided

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in the conduct of the affairs of your Society.

In 2012, more or less, the Board constituted an ad hoc 'Governance Committee' in Hawaii to review, among other directives, "such other matters as may be of general interest to the Society".

Included in the other matters, the Governance Committee recommended (and the Board directed) that the process of conducting the Biennial Elections of the LAI Executive Committee be the subject of the broadest possible canvass for candidates from local Chapter memberships. The direction received by the LAI Nominating Committee was that not just sitting or past Board of Governors members and Nominating Committee identified candidates be considered, but that any worthy candidate presented through or by a member, be considered.

The recommendation of the Governance Committee is a further recognition of fundamental support for the principle of representative democracy, albeit within the limited institutional management structure of LAI.

The Nominating Committee of the Board of Governors of LAI requests your recommendations and volunteered support. Names are requested to serve on the 2015 LAI Nominating Committee and recommendations are requested of those active members of local Chapters of the Society who are prepared to serve on the 2015-17 LAI Executive Committee.

Please forward volunteer and candidate suggestions to the Chair of the LAI Nominating Committee at:

<< ilord@weirfoulds.com (mailto:ilord@weirfoulds.com) >>

Your participation is appreciated.

Ian Lord
Chair, LAI Nominating Committee

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MEMBER NEWS

It is with a heavy heart that I am informing our fellow LAI members that our long-time friend and colleague, Maurice Kurtz passed away on October 5, 2014. He was 79 years old.

Maurice leaves his wife of 42 years, Marcia, his daughter, Deborah, son-in-law, Adam, two grandchildren Noah and Maya, sister, Minnie Zalick, and many close relatives and friends.

Born and raised in Winnipeg, Manitoba, the son of Bernard and Hinda, he was close with his three siblings. He graduated with a degree in Architecture from University of Manitoba and in 1958 moved to Los Angeles to work at Gruen Associates. He later worked at Archisystems and most recently, CIM. Creative, crafty and curious, he traveled the world, loved Jazz, photography and home renovation projects. Always kind and ready to lend a hand, he will be missed dearly by his family and friends. In his words, Zei Gezunt!

Millard Lee

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JOB/CONSULTING OPPORTUNITIES

Beginning with next month's Keynotes, we will have a section on job openings and consultant invitations.

Optimally, our members will take advantage of our 2,000+ distribution to announce job openings. If you know of non-members in your firm or colleagues in other firms who seek LAI quality employees, please let us know by filling out the Job/Consulting Submission (<https://www.lai.org/node/971>) form found under the News and Communication tab.

We also think that Keynotes is a good venue to announce consulting opportunities and to form teams to respond to FRPs and FRQs. We have a very talented range of experts.

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WASHINGTON, DC LEW

The George Washington chapter has put together a program preview (https://www.lai.org/system/files/gw_lew_slides_2.pdf). LEW registration will open soon but hotel reservations may be made now. Please visit the LEW event page (<https://www.lai.org/events/2015/apr/land-economics-weekend-DC>) for all of the details available at this time.

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CHAPTER CORNER

Vancouver

Vancouver, like other Canadian cities, is struggling to fund new transit investments to keep pace with growth. Greg Moore, Mayor of Port Coquitlam and Chair of Metro Vancouver, spoke on behalf of the Regional Mayor's Council on transportation at the September 17, Vancouver Chapter meeting.



The Mayors' Council, representing 23 local elected governments in Metro Vancouver, has developed an action plan for transportation that will protect the regional economy, environment, health and quality of life and serve an additional million residents over the next 30 years.

Since current revenue sources are not keeping pace with a growing population and even faster growing demand for transit two new funding sources are being considered:

- **Near term:** Return \$250 million of BC Carbon Tax revenues (from greenhouse gas emissions) collected by the provincial (state) government from Metro Vancouver to the region to fund transportation.
- **Longer term:** Staged introduction of mobility pricing on the road network to implement a more consistent region-wide approach to pricing road usage. Congestion charging or road pricing is used in a variety of cities. Some, such as Stockholm, have embraced road pricing. Others, such as Gothenburg, have recently just seen residents reject a road pricing referendum. Mayor Moore and Members discussed the challenge of funding transit and the feasibility of a road pricing referendum.

See a video on the Mayor's Council Vision for Regional Transportation:
<http://mayorscouncil.ca/> (<http://mayorscouncil.ca/>)

By: Ann McAfee, Vancouver Chapter Scribe
amcafee@shaw.ca (<mailto:amcafee@shaw.ca>)

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Minnesota

On November 18, LAI Minnesota will begin its CEO Program Series featuring Doug Baker of Ecolab. The LAI Minnesota CEO Series provides members a unique opportunity to hear from leading CEOs, and to dialogue with them, in an intimate setting about the challenges in their industry, what drives their vision, and how that is pertinent to land use.

As a key civic leader, Mr. Baker will present his perspective on the role of CEOs in advancing the region's economic growth. He will touch on the value he adds, and receives, by being actively engaged in various civic efforts, such as Itasca and GREATER MSP. He will provide a larger view of other key issues facing Ecolab, such as water and talent recruitment, and how his civic engagement will help, at least to some extent, address those challenges.

Mr. Baker is chairman of the board and chief executive officer of Ecolab Inc. With annualized sales of more than \$12 billion, Ecolab today is the global leader in water, hygiene and energy technologies and services that provide and protect clean water, safe food, abundant energy and healthy environments. Baker began his career with Ecolab in 1989, following seven years at Procter & Gamble. At Ecolab, he has held key roles in marketing, sales and general management in both the U.S. and Europe, and leadership positions including vice president and general manager of Kay, a wholly owned subsidiary of Ecolab, senior vice president of the Institutional Sector; and president and chief operating officer of Ecolab. Baker was named CEO in 2006 and chairman of the board in 2011.

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Los Angeles

September 11

Los Angeles Times

Editorial Headquarters Tour

This tour of the LA Times Editorial Headquarters is a follow up to the Olympic printing plant tour where we witnessed thousands of copies of the daily newspaper roaring off the presses. The Times editorial offices offered a collection of the stunning photos that we see in the newspaper and online, as well as

the backstory of the photos, journalists, and a visit to the various departments where the multiple sections of the newspaper are written.

Did you know that every recipe in the Saturday section is perfected in this beautiful test kitchen before it is published.





Los Angeles

September 17 Luncheon Program

Temecula Promenade Case Study

By Kenneth Lee, SVP, Forest City Enterprises



The Promenade shopping center located in Temecula is a wonderful case study in the design and management of retail development. Originally conceived by Forrest City in 1999, this shopping center was comprised of a traditional indoor shopping boulevard, 5 anchor tenants, and a standalone cinema with some outdoor space connecting it to the

main structure. The original vendors were selected based on the entry level home market that surrounded the area.

In 1999 the average household income in Temecula was \$50,000. By 2007 it has grown to almost \$90,000. This increase in household income was accompanied by a change in shopping preferences that forced the Promenade's developers to consider substantial renovation to keep relevant in the fickle world of retail. This renovation involved trading valuable surface parking for additional outdoor shopping areas that could help attract higher end retail establishments and complete the pedestrian loop created by the original indoor corridors. This tradeoff was accomplished by building parking structures on either side of the new outdoor shopping area, thus creating a revitalized front door for the Promenade that populated by high end retail. In order to carry the outside retail experience indoors, the traditional entrance area was replaced with a floor to ceiling glass system that allowed the indoor and outdoor to blend seamlessly. In hard numbers the economic effect was an increase in sales revenues of over \$150/SF realized by the tenants.

Even though this renovation is recently completed, Forrest City is already looking to the future to see how they can improve the retail experience and increase the value of their development. Potential plans include integrating a boutique hotel into the shopping center. This would further establish the Promenade as not just a first class retail and entertainment center, but as a destination for tourists that could accommodate all of



their needs.

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Baltimore

**WORKING TOGETHER TO
CREATE A BETTER FUTURE FOR
OUR REGION: BALTIMORE
REGION SUSTAINABLE
DEVELOPMENT**

Since March, program speakers addressed three (3) dimensions of the Opportunity Collaborative (OC), opportunitycollaborative.org (<http://opportunitycollaborative.org>). Beginning with Michael B. Kelly, General Counsel and Government Relations at Baltimore Metropolitan Council (BMC), members learned the OC was funded in 2010 by a \$3.5 million Sustainable Communities Regional Planning Grant from the US Department of Housing and Urban Development (HUD) through BMC. This was one of sixty grants awarded from a field of 300 applications.

Coordinated and staffed by the BMC, the OC is a coalition of local governments, state agencies and non-profit organizations in the Baltimore Region. Activities underway as part of the Plan, to be produced and submitted to HUD in 2015, include development of a comprehensive analysis of the housing market including an analysis of impediments to fair housing choice (Fair Housing Equity Assessment/FHEA); a cross cutting strategy to connect the region's workforce to family supporting employment opportunities; and an integrated transportation system with coordinated economic development. In 2011, in concert with HUD's vision of livability, protection of the Chesapeake Bay was added. Storm water management practices to protect the Bay will be required.

[Read more... \(https://www.lai.org/news/2014/nov/18/baltimore-working-together-create-better-future-our-region-baltimore-region\)](https://www.lai.org/news/2014/nov/18/baltimore-working-together-create-better-future-our-region-baltimore-region)

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WEBSITE WISDOM

GREAT NEWS! We want you to share when you or your chapter members make the news. Check out the "Members in the News (<https://www.lai.org/forums/members-news>)" page under the News & Communication tab. The Ely Chapter got us out of the gate with two posts. You may post your information yourself, if logged in, or send it to lai@lai.org (<mailto:lai@lai.org>) to be posted. Don't be shy, we all like to see LAI members in the spotlight!

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