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KeyNotes

March 2015

WASHINGTON D.C. LEW

Register Now! (<https://www.lai.org/node/891>)
The George Washington Chapter of LAI invites you to attend the Spring 2015 LEW in Washington, DC from April 23-25

Our program, speakers and tours will highlight the exciting new projects transforming various areas within the District and metropolitan DC area, beautiful mix of classic and modern architecture, models of sustainable design, progressive transportation systems, and mixed-use developments revitalizing neighborhoods throughout the region.

PROGRAM AT A GLANCE

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Remember to

renew your dues.

(http://www.lai.org

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UPCOMING CHAPTER EVENTS

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TIME	EVENT	LOCATION
Thursday, April 23, 2015 – Business Meetings		
7:30 a.m. - 8:30a.m.	Breakfast (LAI/LEF Board Members and Chapter Presidents)	Hotel Monaco
8:30 a.m. - 5:30 p.m.	LAI Business Meetings	Hotel Monaco
Thursday, April 23, 2015 – LEW Begins		
7:00 p.m. - 10:00 p.m.	LEW Welcome Reception	Venable Rooftop
Friday, April 24, 2015		
8:00 a.m. - 9:00 a.m.	Breakfast	DC Architecture Center
8:00 a.m. - 9:00 a.m.	DC Demographic Trends – DC Office of Planning	DC Architecture Center
9:00 a.m. -10:00 a.m.	Walter Reed Army Medical Center Redevelopment	DC Architecture Center
10:30 a.m. - 12:00 p.m.	National Museum of African American History & Culture Tour	National Museum of African American History & Culture
12:30 p.m. - 1:30 p.m.	Lunch	Clyde's Restaurant
12:30 p.m. - 1:30 p.m.	McMillan Reservoir Sand Filtration Site Redevelopment	Clyde's Restaurant
2:00 p.m. – 3:00 p.m.	The Wharf	The Wharf
3:30 p.m. – 4:30 p.m.	The Yards	The Yards
	Dinner On Your Own	
Saturday, April 25, 2015		
8:00 a.m. - 9:00 a.m.	Breakfast	DC Architecture Center
9:00 a.m. - 10:00 a.m.	Capitol Crossing Air Rights Development	DC Architecture Center
10:30 a.m. - 11:30 a.m.	St. Elizabeths Campus Redevelopment	St. Elizabeths Campus
12:00 p.m. - 1:00 p.m.	Lunch on Your Own	National Harbor, MD
1:00 p.m. - 2:00 p.m.	MGM Casino & National Harbor Development	National Harbor, MD
2:30 p.m. – 3:30 p.m.	Alexandria Waterfront Development	City of Alexandria, VA
3:45 p.m. – 4:30 p.m.	Rosslyn-Ballston Corridor Development	Rosslyn, VA
7:00 p.m. – 10:00 p.m.	Awards Dinner	Cosmos Club, Dupont Circle
8:00 p.m. – 8:45 p.m.	Union Station 2nd Century Plan	Cosmos Club, Dupont Circle

Our weekend begins with the President's Reception on the rooftop of the Venable Building across the street from our hotel that overlooks the city Thursday evening and concludes with our closing banquet Saturday evening in a beautiful historic building The Cosmos Club located in historic Dupont Circle.

Lodging & Dining

The host hotel, Hotel Monaco, is located in the heart of downtown DC at 700 F Street NW and is just steps from the DC Architecture Center and diagonal to the Verizon Center. The hotel served as the General Post Office building before being converted into a Kimpton Brand boutique hotel, providing a prime example of adaptive reuse of an historic building in the District. It is centrally located across the street from the Metrorail stop at Gallery Place/Chinatown which provides direct access to Union Station and to points west such as Metro Center and Dupont Circle. The hotel building also houses Poste, one of DC's best restaurants, and an outdoor courtyard for dining and drinks. The hotel is situated at the corner of 7th and F Streets, with great restaurants

Phoenix
Chapter
See more events
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located within a few blocks of the hotel in all directions. The hotel is also within walking distance of the National Mall with all of its museums and monuments.

Visit the DC Tourism website at www.washington.org (<http://www.washington.org>) and the DC Downtown BID website at www.downtowndc.org (<http://www.downtowndc.org/>) that provides specific information for the downtown DC area near the hotel for dining, nightlife, shopping, transportation & transit, maps, hotels, and cultural destinations around the city. The Washingtonian (www.washingtonian.com) (<http://www.washingtonian.com/>) is the local magazine that highlights the best restaurants in the city and provides great restaurant recommendations. Given that the LEW is scheduled during the busiest tourist season in the District, reservations for local restaurants are highly recommended.

Weather

The Spring Season is the busiest tourist time of the year given the arrival of the Cherry Blossoms that bloom around the Tidal Basin near the National Mall. In late April, you can expect the high temperature to be in the high 60's/low 70's F (low 20's C) with potential occasional showers.

Thursday, April 23, 2015

8:00 a.m. – 5:30 p.m. LAI and LEF Business Meetings

7:00 p.m. – 10:00 p.m. LEW Welcome Reception

START

8:00 a.m. on Thursday, April 23, 2015

END

10:00 p.m. on Saturday, April 25, 2015

LOCATION

Hotel Monaco
Washington, DC

Register Now (<https://www.lai.org/events/2015/apr/land-economics-weekend-DC>)

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PRESIDENT'S MESSAGE



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

A Major Thank You and a Big Step Forward

A major thank you is in order for our Executive Director Sheila Hamilton and her great assistant and sister Shelley Lloyd. Sheila stepped in as our Executive Director on March 1, 2014. She and her team have been doing a wonderful job under very trying circumstances.

At the end of February 2014, LAI was facing a major increase in administrative costs and the expectation on-going poor administrative support. With our prior administrator, Ampere!, we had transitioned through five Executive Directors in four years and we were about to lose another E.D. We were in a contract renewal battle and were facing the termination of service on February 28th.

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What great fortune. Within a week, we were able to entice Sheila Hamilton and her firm Getting it Done to take over the administration of LAI. Her performance along with Shelley's help and other members of the firm have lived up to the name of the firm. They have been Getting it Done. Special thanks are owed to Sheila Harris, LAI's Assistant Treasurer. She was instrumental in convincing Sheila Hamilton to take on the role of Executive Director for LAI.

Sheila Hamilton had been the LAI Phoenix Chapter administrator for many years and continues in that role. She knew what it was like for a Chapter to be on the receiving end of poor service. She also knew what LAI was all about. She had been a major part of hosting two Land Economics Weekends and had attended a LEW in Vancouver. She knew many members of LAI's Executive Committee and many Chapter Presidents.

No transition is easy. A transition in a short time frame with an unwilling participant is very difficult. Not on that but LAI is a very complex organization with the unique features of each Chapter. Within a few days, Sheila had LAI up and running. Within a couple of months, LAI was running smoothly. Now throw in having to manage a Board meeting and assist with a LEW her first two months and then six months later having to manage a Board meeting and assist with running a LEW in Madrid.

Sheila has just finished her first year as LAI administrator. She has made it a major part of her job to be in direct contact with Chapter administrators and presidents. Instead of getting an on-going legacy of complaints, we are now receiving compliments on good service from our Chapters.

Sheila has a year under her belt and knows what the job really entails. Now she and her team can take the next big step forward for LAI and make the work load much easier on LAI's volunteer leaders.

A few big items are coming up - the implementation of the LAI Brand Enhancement Project recommendations and preparation for the 2018-2022 Strategic Plan. More on those later.

Sheila and Shelley, a big thank you from me, the LAI Executive Committee and all of LAI's Chapters.

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EDITOR'S MESSAGE



Alan Nevin (mailto:anevin@experagroup.com)
KeyNotes Editor

This issue of Keynotes concentrates on the Washington LEW. I think the George Washington chapter has put together a glorious program and I look forward to it. Especially since our San Diego-BWI round trip air fare was only \$360 per person and the Monaco only \$229 a night. Bargains all.

And the registration, at \$450, is a gift. I challenge you to put together a schedule that could match this one for anywhere near the price, plus you probably couldn't get into the Cosmos Club (unless you were well connected). I grew up in D.C. and haven't seen half the places we are going to. And there is the matter of camaraderie - mixing with fellow Lambda Alphans from around the

globe.

And Washington will be in the heart of its cherry blossom and wonderful weather (after a grim winter). As in the case of Madrid, the LEW weekends offer you the opportunity to take a myriad of side trips exploring the glorious history of the East Coast.

Within a few hours' drive of D.C., the history of our Nation is unfolds before you. It's actually somewhat remarkable to be able to visit, within a 150-mile radius: Thomas Jefferson's Montebello, Mt. Vernon, the wonderful campuses of University of Virginia and Washington and Lee, Williamsburg, Manassas and Jamestown, all of the above in Virginia.

On the Maryland/Pennsylvania side of D.C., there is Gettysburg, Philadelphia and, of course, Baltimore. Baltimore traditionally takes a back seat to Washington D.C., but Baltimore is also chuck full of history and less than an hour's drive from D.C.

Of particular interest to me (other than our LAI chapter, of course) is the area in and around downtown Baltimore which contains a wonderful collection of housing from the 1800's and several neighborhoods that are being restored to their former glory. It is a very walkable area including the Inner Harbor, Harbor East and Fells Point. The downtown Baltimore area is also drawing a broad range of new employment sources, including the headquarters of Under Armour. Its TechConnect program is attracting a substantial number of new start-up firms.

So I implore you to join us in D.C. in the last week in April and take the occasion to treat yourself to a few daytrips to the history of America.

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DAVID CALLIES, PAST PRESIDENT OF THE ALOHA CHAPTER, RECEIVES NATIONAL AWARD

UH Law Professor David Callies Earns National Award for Scholarship Addressing Takings and Private Property Rights



Professor David L. Callies, the Benjamin A. Kudo Professor of Law at the University of Hawai'i William S. Richardson School of Law, has been recognized by the Owners' Counsel of America (OCA), a nationwide network of eminent domain attorneys, for his lifetime of scholarship that focuses on takings law and private property rights.

In a ceremony February 7 at the Nikko Hotel in San Francisco, the Owners' Counsel of America honored Callies with its Crystal Eagle Award for his lifetime of scholarship about land use, eminent domain, and regulatory takings law both nationally and internationally.

Gideon Kanner, Professor Emeritus, Loyola Law School, and Robert H. Thomas, a director with

Damon Key Leong Kupchak Hastert in Honolulu, introduced Professor Callies and

presented the award. Thomas is the Hawai'i representative of OCA and a 1987 graduate of the William S. Richardson School of Law.

"Annually, the Owners' Counsel of America identifies an individual who has made a substantial contribution toward protecting the civil right of private property ownership and presents that individual with the Crystal Eagle Award," explained Cathy Newman, OCA executive director. "This year, we are honored to recognize David Callies for his work concerning eminent domain, land use regulation and takings law."

Richardson Law School Dean Avi Soifer said, "It is wonderfully fitting that David Callies has been honored in this way. He has been a standout teacher and scholar at our Law School for decades during which he has informed, challenged, and creatively provoked a generation of our students." Soifer added, "David continues to do that and much more for the Law School as well as for many members of the larger community."

At the Law School, Callies teaches property, land use, and state and local government law. He is a member of the American Law Institute, the American College of Real Estate Lawyers, the Council of the International Bar Association's Asia Pacific Forum, the College of Fellows of the American Institute of Certified Planners and a Life Fellow with the American Bar Foundation. He is also the past Chair of the American Bar Association's Section of State and Local Government Law, and he received the Section's 2006 Lifetime Achievement Award.

A prolific writer, Callies has authored or co-authored 20 books and over eighty articles on topics relating to real property law, takings law, and land use and development in both the United States and Asia. In 2007, his book *Taking Land: Compulsory Purchase and Land Use Regulation in the Asia-Pacific* (with Kotaka) (U.H. Press, 2002) was republished in Japanese. Additionally, his book, *Land Use Controls in the United States* is published in both Japanese and Chinese. He authored the article "Takings, Physical and Regulatory," addressing the use of U.S. property law precedents by Hong Kong's highest court that was published in a special 2007 edition of the *Asia Pacific Law Journal* to commemorate the 10th anniversary of Hong Kong's establishment as a special administrative region of China.

In addition to his written scholarship, Callies has delivered endowed lectures at Albany Law School and John Marshall Law School, presented at the Brigham-Kanner Property Rights Conference at William & Mary Law School, and lectured on land use issues in Japan, China, and Korea. He recently served as co-chair and lecturer at Touro Law School's symposium commemorating the 40th anniversary of *The Takings Issue*, a book Callies coauthored with Fred Bosselman and John Banta in 1973. He is a regular speaker at annual conferences presented by the American Law Institute, and the American Planning Association.

Before relocating to Hawai'i, Callies practiced local government and land use law with the firm of Ross & Hardies in Chicago, when he also taught as an adjunct professor at the University of Wisconsin-Milwaukee's School of Architecture and Urban Planning and served as an Assistant State's Attorney. He is a graduate of DePauw University, the University of Michigan Law School (J.D.) and the University of Nottingham (LL.M.). He is also a past foreign fellow and present life member of Clare Hall, Cambridge University.

"The Owners' Counsel of America sought to honor David Callies for his scholarship, which has evolved over the last 40 years to highlight the importance of private property rights in takings law," said Thomas. "David has become an abiding voice in support of the constitutional right of property, and a fearless and outspoken critic when property rights

are not given appropriate recognition. For example, in a recent article, he noted that the Hawai'i Supreme Court's 1993-2010 track record on private property rights was 'appalling,' and hoped the current court would reverse that trend."

"In addition to his work researching, thinking and writing about property and takings law, we are grateful to Professor Callies for educating and mentoring new generations of lawyers, and for showcasing the relationship between property rights and individual liberties," Thomas added.

ABOUT OWNERS' COUNSEL OF AMERICA (OCA):

The Owners' Counsel of America is a nationwide network of eminent domain attorneys dedicated to protecting the rights of private property owners large and small, locally and nationally, and to furthering the cause of property rights. Lawyers affiliated with OCA are in private practice in nearly every state and represent landowners against federal, state, and local governments, utilities, redevelopment authorities and other entities that may possess the power of eminent domain or engage in land-use regulation. Locate an eminent domain lawyer in your state at www.ownerscounsel.com (<http://www.ownerscounsel.com>).

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CHAPTER CORNER

Baltimore

Immigration and its impact on Baltimore City

The view from the perspective of Southeast Community Development Corporation

On January 21st, Christopher Ryer, President and CEO of Southeast Community Development Corporation, visited with the Baltimore Chapter of LAI and shared his views on immigration and its impact on the City of Baltimore.

Some background history on Southeast Community Development Corporation ("SECDC") was provided by Mr. Ryer to provide context for his talk. SECDC started life as an outgrowth of the Southeast Baltimore Community Coalition that was formed in the 1970's to oppose the extension of Interstate I-70 through the neighborhoods that comprise Southeast Baltimore (A much younger Senator Barbara Mikulski was a key part of this neighborhood effort, which effectively launched her political career). Those SE neighborhoods consist primarily of Little Italy, Harbor East, Fells Point, Greektown, Highlandtown, and Canton (see attached map (/sites/default/files/images/chapter-corner/2015_01_baltimore_secdc_targeted_neighborhoods.pdf)). SECDC evolved in the 1980's into an active developer of affordable rental housing around Johns Hopkins Hospital. A change in how Federal Block Grants are awarded in the 1990's greatly diminished SECDC's ability to produce affordable rental projects, although the non-profit still acts as a "land bank" for future affordable projects and still undertakes some development of affordable projects within SE Baltimore, but now only does so one project at a time. At present SECDC has approximately 15 employees who are active in three primary endeavors including (i) providing individual counseling for low income residents, (ii) creates and supports community revitalization programs, and (iii) undertakes the development of affordable rental housing, one project at a time.

Mr. Ryer began by referencing a 2002 report commissioned by The Abell Foundation which addressed the role of immigration in mitigating Baltimore's population decline. This study reached a clear conclusion that cities such as Baltimore must encourage immigration if they hope to stabilize their populations. Therefore the Abell Foundation recommended that Baltimore City's government actively encourage immigrant in-migration as way to stabilize and improve the City. Since that Abell Foundation study was published, immigrant in-migration into the NW and SE portion of Baltimore increased approximately 134% (during the 2000 - 2010 decade).

The immigrant in-migration in SE Baltimore has been primarily Latino. Mexican immigrants comprised the bulk of the first wave of Latino populations into the City, establishing a critical mass. Hondurans and immigrants from El Salvador followed, with the El Salvadorians eventually becoming the top population of Latinos in SE Baltimore.

Mr. Ryer provided some historical context to the seemingly unprecedented in-migration of Latinos during the first decade of the 21st Century by stepping back in time approximately 100 years. He reminded the audience of LAI members and guests that European immigrants settled in large numbers in SE Baltimore in the 1800's. These early immigrants were primarily Catholic and settled around churches, creating tight knit, clannish neighborhoods. SE Baltimore remained clannish and insular longer than other parts of the City. This situation didn't start to change markedly until the 1990's. At that time the European population had become predominantly a "seniors aging in place" population. And as this population began to die off, young immigrant Latino families began to take their place. This trend continues today, and coupled with Millennials who have moved from surrounding Counties, is largely responsible for the relative health of SE Baltimore. As indicators of the health that these new immigrants bring to SE Baltimore, Mr. Ryer cited the following:

- Retail and commercial strips in Highlandtown, which were experiencing substantial vacancies (~30%) 10 years ago and now averaging about 14% total vacancy.
- The SE portion of Baltimore had the second highest rate of property appreciation in the City during 2014
- Every public school in SECD's footprint are currently at capacity, with one school, which had formerly been closed, now reopened. Another new school is under construction, and there will remain a need for an additional new school after the new one is open.

It was abundantly clear from Mr. Ryer's presentation that continuing to attract immigrant populations to Baltimore City is essential to maintaining and improving upon the renaissance that the City has been experiencing during the 21st Century.

Mr. Ryer highlighted one particularly thorny issue that is hampering the continuing stabilization of SE Baltimore, namely the increasing difficulty in obtaining mortgage financing for house purchases. Since 2008 a non-citizen effectively cannot obtain a mortgage loan. "In the past, you didn't need a Social Security number to buy a house" pointed out Mr. Ryer. Now, mortgages for immigrants are almost impossible to obtain, which reduces the tendency of homeownership to stabilize neighborhoods, including SE Baltimore. As a result SECD sponsored Agatha So, a community organizer at SECD, who successfully applied for a Soros Fellowship to study the issues revolving around the difficulty of recent immigrants in obtaining a mortgage. "Itin" (Individual Tax Identification Number) mortgages are a possible solution which might afford a middle ground whereby a non-citizen might still obtain a mortgage to purchase a home without

full citizenship. Such creative solutions will be important if the City will be successful in improving the stability of its neighborhoods by continuing to attract hard working immigrant populations.



(In photo, second from left is Mr. Ryer, CEO of SECDC)

The Partnership for Building Reuse – Baltimore City

Presentation on a unique initiative to enhance building reuse

On February 18th Jon Laria of Ballard Spahr and Tom Liebel of Marks, Thomas Architects, gave a presentation to the Baltimore Chapter of LAI on The Partnership for Building Reuse.

The Partnership for Building Reuse was created by The National Trust for Historic Preservation (NTHP) and the Urban Land Institute (ULI) in 2012 to enhance the likelihood of building reuse in six major U.S. cities, specifically Los Angeles, Philadelphia, Chicago, Louisville, Detroit and Baltimore. Jon Laria began the presentation by extolling the exemplary work of the National Trust's Preservation Green Lab located in Denver, Colorado. Jon advised that there are over 100 people involved in the effort to produce the final report, which can be accessed here:



Messrs. Laria and Liebel, at end of the table, speak to a packed conference room in Ballard Spahr's Baltimore conference room about the Partnership for Building Reuse.

www.preservationnation.org/greenlab (<http://www.preservationnation.org/greenlab>). Evidencing the consensus that this is a worthwhile effort with high profile support, both the President of ULI as well as the NTHP President, attended the meeting at which the report was officially issued.

For Baltimore's part of this reuse initiative, Tom Liebel advised the LAI audience, that an extremely broad based effort was undertaken including City planners, For-profit developers, architects, Non-profit developers, urban planners, affordable housing advocates, Real estate attorneys, historic advocates, and tax credit specialists among others. Tom indicated that the NTHP was quite impressed with the breath of participation in Baltimore's effort. Because Baltimore leads the Nation in the percentage of historically designated buildings, the City's reuse committee made it a goal to have Baltimore be seen as a model for other cities in adaptive reuse and therefore took its work very seriously.

As a first step, the reuse committee identified barriers, both real and perceived, to adaptive reuse in Baltimore. These barriers were categorized to include market obstacles, financial obstacles, technical barriers, and regulatory hurdles. The most prominent of these numerous barriers are:

- Weak market demand due to an oversupply of building inventory
- Acute economic and social challenges in many neighborhoods
- Conflicts between reuse of existing buildings and energy/building code requirements
- Difficulty adapting certain building types for today's modern needs
- Unpredictability and high costs associated with many reuse projects
- Difficulty utilizing tax credits and other incentives for smaller projects

Further complicating the environment within Baltimore City is a Zoning Code revamp that started in 2011. The City's Zoning laws have not been updated since the 1970's so they are largely outdated and anachronistic. In 2012 a complete revamp of the City's zoning ordinance was introduced into the City Council, but it has been stuck in limbo there since then. Due to a growing groundswell to promulgate new, more modern zoning regs (including the efforts of the reuse committee), the City Council Chairman has agreed to make its passage a priority.

Acknowledging that a modern zoning code is a prerequisite to progress in Baltimore, the reuse committee developed the following recommendations to optimize building reuse in Baltimore, as follows:

- 1. Adopt innovations to the zoning code** that would allow selected commercial and other non-residential uses that align with the existing character of older neighborhoods. Create new industrial mixed use zones that make it easier to repurpose vacant industrial structures for residential, commercial, and light industrial use. Eliminate parking requirements for buildings more than 50 years old. Streamline the conversion process for non-conforming uses into specific commercial uses through a conditional use process.
- 2. Promote creative building and energy code solutions.** Create a "Code Solutions Database" for common compliance issues, based on lessons learned over the years by designers, contractors, and code officials. Create "Code Innovation Zones" to model creative building/energy solutions to facilitate the reuse of small commercial and industrial buildings.
- 3. Improve and promote incentive programs.** Increase funding for the Maryland Sustainable Communities Tax Credit (SCTC). Promote the use of recently enacted by-right SCTC for small commercial projects in historic districts and older commercial corridors. Package local, state and national incentives and promote greater use in areas of the City with high opportunity for successful revitalization. Develop a matrix of all existing reuse incentives to identify gaps and needs.

Create a City –wide map illustrating areas of reuse potential. Explore the use of Federal demolition mitigation funding to support the creative reuse of older and historic buildings.

4. **Focus attention in high-opportunity neighborhoods and districts.** Encourage building reuse and test innovative approaches in specific areas/ Focus policy, programs and resources on areas that have both a concentration of older, smaller buildings as well as healthy social, economic, demographic and real estate indicators. For example, efforts could build on existing Main Street, or Arts and Entertainment Districts that suffer from vacancy and disinvestment but are well positioned for successful, near-term revitalization.

Both Jon and Tom emphasized during their presentation that the NTHP's Preservation Green Lab group in Denver is a remarkable resource doing some highly innovative work. The Green Lab has developed an analytical tool to identify areas of a city that have not yet benefited from reuse and revitalization, but have a high potential for a near term turnaround. This map quantifies (using an easy to read color code) the geographic areas ripest for reuse and is a remarkable use of data as a focused, redevelopment tool.

Jon and Tom concluded by advising that Baltimore City's Mayor accepted the recommendations of the reuse committee and has moved to implement its recommendations through an upcoming task force. In addition, a website is in development that will allow developers to access the key materials, incentives and zoning innovations intended to facilitate expanded reuse of the city's historic building inventory.

Phoenix

History of Phoenix - Can it Predict the Future?

Have you ever been looked at as if you had a 3rd eye while attending a national conference meeting and you reveal that your home is Phoenix? If so, you should have heard Grady Gammage Jr. give ample ammunition to articulate why Phoenix is above average (not only in summer heat). At the March 25th Lambda Alpha International (LAI) meeting, which took place at the Arizona Country Club, Mr. Gammage was both entertaining and informative. During Mr. Gammage's extemporaneous and animated presentation, attendees learned not only how Phoenix evolved post WWII, but also were armed with some ammunition to defend Phoenix against its critics.



According to Mr. Gammage, several major factors that shaped modern Phoenix's current attributes are:

Automobiles

Phoenix's major development as a city was during the post WWII automobile age, when Phoenixians weren't required to live within walking distance of their workplace or a street car line.

Railroad

Although rail spurs connect to Phoenix, Phoenix is not located on a major rail line. Cities that developed along a major rail line tended to be built around the commerce that arises from people and goods carried by the passing trains.

Water

In places where groundwater is abundant and conveniently accessible, it is not

uncommon to see houses on large lots or farms spread throughout the state (think: Illinois). In Phoenix and its surrounding cities, however, water has to be delivered to homes and businesses from elsewhere via major infrastructure projects such as the Salt River Project and Central Arizona Project. Thus, when flying into the valley, you see undeveloped desert give way abruptly to reasonably dense development, with little to no buffer of rural housing.

Air Travel Hub

What is now Sky Harbor International Airport made Phoenix easily accessible to national and international travelers.



Mr. Gammage shared several facts that he has used to respond to common criticisms regarding Phoenix as "unsustainable," "too hot" or "too sprawly:"

- The Phoenix Active Management Area (AMA) has "banked" five years of water supply underground. Compare with Atlanta, which at one point during the summer a few years ago had only 28 days of fresh water supply remaining.
- Arizona's household greenhouse gas emissions are the 45th lowest out of the 50 states and the District of Columbia. Phoenix's household emissions are lower than Washington DC, Houston and Atlanta, and are 25% below the national average.
- Phoenix is 39th out of the 50 largest cities in the United States in traffic congestion—lower than Honolulu, Seattle, Austin, Portland, Chicago, Los Angeles and even Denver.
- Phoenix is uniformly dense, which makes it unusual compared to other cities of its size.
- Although Phoenix may not be known for the number of Fortune 500 companies headquartered here, it has a more diverse economy than many other cities of its size—including Los Angeles, New York City, Philadelphia and San Francisco.

In summary, Mr. Gammage gave a lucid history of how our beloved Phoenix has evolved as a city, as well as gave a hint as to some of the challenges that lay ahead of us. What is for sure is that those who attended the event now have ample ammunition to defend our honor and can stand up, unashamed, to Phoenix's critics who attend national conventions (or at least feel superior to them when they criticize Phoenix for the wrong reasons).

Jon Bennett

Attorney

Gammage and Burnham

LAI Pathfinders Steering Committee

Ian P. Turner

Associate Broker

Cutler Commercial

LAI Pathfinders Steering Committee

Ely

The March meeting of the Ely Chapter, Connecting the Dots: the Future of Sustainability, was moderated by Michael Berkshire from the Sustainability Office of the City of Chicago Department of Planning and Development, and included three local experts

speaking to separate sustainability issues: Harriet Festing from the Center for Neighborhood technology on storm water issues, Joe Iacobucci from Sam Schwartz Engineering on transportation, and Marisa Novara from the Metropolitan Planning Council on regional Planning. We learned: 1) neighborhood flooding is a very personal issue, but the causes are regional in nature, 2) the shared economy embraced by the millennial generation will change the way we get around, and 3) equitable and sustainable growth requires a regional connection between homes, jobs and services.

In addition, the attending members unanimously voted to approve 35 new members into the Ely Chapter. This group of outstanding individuals will be inducted into the organization during our Annual Initiation Banquet held in June at the Peninsula Hotel. Vaughn A. Drozd and Brian Bentrup were inducted into the John Marshall Law School Student Chapter, with Vaughn present at the ceremony.

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San Diego

On February 28th, the San Diego chapter held its 37th annual Installation Ceremony, initiating 15 new members and presenting its 2015 Crystal Globe Award to Sherman Harmer in recognition of his exceptional contributions to the homebuilding industry and the community.



Sherm demonstrated an enviable record in giving back to the community and our industry. In recent years, he served as the President of the California Building Industry Association, the San Diego Building Industry Association and was inducted into both the CBIA and San Diego BIA Halls of Fame.

He was an adjunct professor at the University of San Diego Burnham Moores Center and taught in the real estate post-graduate program for seven years and served as Chairman of the Executive Committee of the center's Policy Advisory Board.

As a development professional, he was instrumental in developing some of California's highest quality master-planned community and was at the vanguard of homebuilders who recognized the possibilities for development of residential condominiums in downtown San Diego and took the lead on development of several mid and high-rise projects there.

Before moving to San Diego, he was highly active in the Utah development community and was elected to serve in the Utah House of Representatives for five terms.

Aloha

New member installation.



WEBSITE WISDOM

There is a new addition to the website. Under the About Us tab you will find a link to a new Awards (<https://www.lai.org/awards>) page. The Awards (<https://www.lai.org/awards>) page provides the descriptions for each award and a link to view the recipients of each award.

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