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EMERGING TRENDS

20  
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**Cascadia** disrupted



Northwest +  
British Columbia



# Urban Land Institute

The Urban Land Institute is a global, member-driven organization made up of more than 45,000 real estate and urban development professionals who advance the Institute's mission to provide leadership in the responsible use of land and creating and sustaining thriving communities worldwide.

ULI's interdisciplinary membership represents the entire spectrum of the land use and development disciplines in private enterprise and public service – leading property owners, investors, developers, service firms, planners, public officials, and academics. Established in 1936, the Institute has a presence in the Americas, Europe, and Asia Pacific regions, with members in 82 countries, including more than 1,000 in Washington State and Oregon and over 500 in British Columbia.

The Urban Land Institute stands at the forefront of the land use and real estate industry, a steadfast leader in the best practices for a changing world. For over seven decades, ULI has been a unique and trusted forum where members come together to share and exchange ideas, information and experiences – to collectively shape a positive future for our cities.



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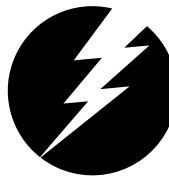
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# EMERGING TRENDS

## 2021 Cascadia disrupted

Cascadia Disrupted elevates ULI's annual Emerging Trends in Real Estate event to a regional level. ULI British Columbia and ULI Northwest have joined forces once again to bring you a week-long, virtual conference the week of November 9th - 13th. The conference will feature thought leaders in the real estate and built environment industries from Seattle, Portland, and Vancouver, BC - known together as **Cascadia**. As we near the end of a chaotic 2020, this event aims to move the region forward towards a revived, resilient, and equitable future.

### CONFERENCE LOGISTICS

ULI British Columbia and ULI Northwest's Emerging Trends Events are being held entirely virtual this year. Every registered attendee will receive Zoom links for all sessions via the email address they used for registration. Most sessions will be held live or will have a live component, allowing attendees to submit questions to the moderator and panelists in the Q&A feature in Zoom. The entire conference will be recorded, and session recordings with subtitles will be made available to all registrants.

For technical assistance during the conference, please email [northwest@uli.org](mailto:northwest@uli.org).

### PROGRAM GUIDE

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MONDAY

## Cascadia disrupted

## SCHEDULE

4:30 - 5:30

**Sponsor + VIP Reception**A special welcome to our Emerging Trends supporters and top leadership / *by invitation only*

5:30 - 7:00

**Attendee Reception + Cascadia Networking**

Bring your beverage of choice to kick off the week with virtual networking and conversation

TUESDAY

8:00 - 9:00

**Best Practices for Transit Oriented Development**

Research on best TOD practices from transit agencies in the US and Canada

9:30 - 10:30

**Equity in Transportation | Mobilizing our Cities Today + Tomorrow**

Panel focusing on equity in various transportation systems throughout our cities

12:30 - 1:30

**Richard Florida | Opportunities + Impacts in COVID Cities**

This best-selling author discusses opportunities and challenges for creative-class cities, post-pandemic

1:45 - 2:45

**Racial Urban Constructs + Advancing Equity in Cities**

A critical look at our divisive urban history and how we can transform, develop and design inclusive cities

3:00 - 4:00

**Portland's Broadway Corridor Showcase**

Discussing transformation towards inclusive and equitable development in downtown Portland

4:30 - 5:30

**6 Months Later | Taking Stock of the COVID Shock**

With data off-the-charts, where does the economy and housing market stand?

THURSDAY

7:30 - 8:30

**Emerging Trends Economic Forecast with PwC**

Our signature event; gain regional insights from our annual Emerging Trends in Real Estate Report

8:30 - 10:00

**View from the Top | Local Business Leaders on Trends**

Top real estate experts weigh in on the ET Forecast and explore the regional implications

12:30 - 1:30

**Linking Livable Cascadia | Leveraging High-Speed Rail**

A connected future mega-region envisioned by transit authorities and Cascadia's Innovation Corridor

2:00 - 3:00

**Decoding Future Downtowns**

Constructively looking at problems to reinvigorate our inner cities again

3:15 - 4:15

**Urban Resilience + Future Growth in Downtown Coquitlam, BC**

Tour and discuss how to balance today's uncertainty with recovery and future growth

4:30 - 6:00

**Personalizing the Trends | You, Disrupted!**

Mid-career leaders from ULI NEXT discuss paths to sanity and success during times of change

FRIDAY

9:00 - 10:30

**Seattle's Foyer | State of the Waterfront**

A look at the positive impacts of a rapidly transforming downtown from Alaskan Way to Pike Place

11:30 - 12:30

**Affordable Housing Mini-Series | Financing**

Making it pencil: tech, housing, community and market leaders show the way

1:00 - 2:00

**Affordable Housing Mini-Series | Design**

Showcasing the new mid-to-large scale affordable housing projects and their design in Seattle

2:15 - 3:15

**Portland 106 Halsey | Advancing Equity Through Public-Private Partnerships**

Tour a mixed-use, affordable development bringing opportunity to under served communities



# SESSION DESCRIPTIONS

## Best Practices for Transit Oriented Development

TUESDAY | 8 AM

This session will highlight TOD best practices from transit agencies in the United States and Canada. Learn about Sound Transit's comprehensive TOD policy and the current status of a wide variety of projects underway in the Puget Sound region from members of the Northwest TOD Product Council.

### MODERATORS

**John Hempelmann** | Attorney, Cairncross & Hempelmann  
**Rick Krochalis** | Public Development Advisor

### SPEAKERS

**Obinna Amobi** | Project Developer, Mercy Housing  
**Sloan Dawson** | Land Use Planning Manager, Sound Transit

## Equity in Transportation | Mobilizing our Cities Today + Tomorrow

TUESDAY | 9:30 AM

Transportation connects communities and provides access to jobs and essential services, yet inequities in service and accessibility mean that many do not benefit from the system. Join a panel of experts as they discuss equity in our transportation infrastructure and how it shapes our cities and region. Explore how increasing equity through transportation systems can make cities more livable for everyone.

### MODERATOR

**Naomi Doerner** | Principal, Director of Equity, Diversity & Inclusion, Neslon\Nygaard

### SPEAKERS

**Hau Hagedorn** | Associate Director, TREC | Portland State University  
**Hester Serebrin** | Policy Director, Transportation Choices  
**De'Sean Quinn** | Capital Program Manager, King County Metro

## Richard Florida | Opportunities + Impacts in COVID Cities

TUESDAY | 12:30 PM

Urban theorist, professor and best-selling author Richard Florida discusses COVID-19's impact, focusing on challenges and potential opportunities for Creative Class cities in a post-COVID environment. Hear from one of the pre-eminent urbanists about what to expect as we navigate growing social and economic divides in tech-hub cities.

### SPEAKER

**Richard Florida** | Professor at University of Toronto's School of Cities and man School of Management, Distinguished Fellow at NYU and FIU, and Co-Founder and Senior Editor, The Atlantic City Lab

## Racial Urban Constructs + Advancing Equity in Cities

TUESDAY | 1:45 PM

This panel discusses the history of racism in urban development and how it has led to the social and institutional systems the industry operates within today. Expert panelists highlight best practices in inclusive design and real estate to move boldly towards transformational change in our communities and industry.

### MODERATOR

**Carmen Thompson, PhD** | Independent Scholar

### SPEAKERS

**Hal Ferris** | Principal, Spectrum Development Solutions  
**Allan Lazo** | Executive Director, Fair Housing Council of Oregon  
**Daesha Ramachandran, PhD** | Principal & Founder, Tusk Consulting

## Portland's Broadway Corridor Showcase

TUESDAY | 3 PM

Portland has an unprecedented opportunity to equitably reshape its downtown with the 35-acre Broadway Corridor project. The Community Benefits Agreement (CBA) is equally unprecedented in that it seeks to ensure that the project benefits Black, Indigenous, and People of Color (BIPOC) and working-class communities with job opportunities and affordable housing. Learn about how the CBA was created and implemented, as well as what's next for this critical urban development project.

### MODERATOR

**Patrick McLaughlin** | Senior Development Project Manager, Portland Metro

### SPEAKERS

**Roger Gonzales** | Project Manager, Equity, Governance, and Communications, Prosper Portland

**Sarah Harpole** | Project Manager, Prosper Portland

**Nolan Lienhart** | Principal and Director of Planning and Urban Design, ZGF Architects

## 6 Months Later | Taking Stock of the COVID Shock

TUESDAY | 4:30 PM

With six months of perspective under our belts and data points that are "off the charts," where does British Columbia's economy stand in 2020's Great Suppression? What are the biggest challenges currently facing our regional economy and housing market, and what has pleasantly surprised us? Explore these questions and more with senior leadership of Rennie, one of Canada's premier real estate service organizations.

### MODERATOR

**Bowen Behan** | Analyst, rennie

### SPEAKERS

**Ryan Berlin** | Director, Intelligence, rennie

**Andrew Ramlo** | Vice President, Consulting Services, rennie

## Emerging Trends in Real Estate® Economic Forecast with PricewaterhouseCooper

THURSDAY | 7:30 AM

Where is the Cascadia real estate industry headed in 2021? In our main conference session, Andrew Warren, Director of Real Estate Research with PricewaterhouseCooper (PwC), will share insights from ULI and PwC's signature Emerging Trends in Real Estate® 2021 Report and explore the impact these emerging trends will have on Vancouver, Seattle, and Portland.

### SPEAKER

**Andrew Warren** | Director, Real Estate Research, PwC

## View From the Top | Local Business Leaders on Trends

THURSDAY | 8:30 AM

A panel of senior local and national real estate experts from across Cascadia examine the national real estate forecast for 2021. The panel interprets what they have seen during a tumultuous 2020 and provide their future insights focusing on British Columbia, Washington, and Oregon.

### MODERATOR

**Wendy Waters** | Vice President, Research Services & Strategy, GWL Realty Advisors Inc

### SPEAKERS

**Eric Carlson** | Core Founder & President, Anthem Properties Group

**Ada Healey** | Chief Real Estate Officer, Vulcan, Inc.

**Clyde Holland** | CEO & Chairman, Holland Partner Group

## Linking Livable Cascadia | Leveraging High-Speed Rail

THURSDAY | 12:30 PM

High speed rail could unlock numerous development opportunities from Vancouver, BC to Portland and beyond. Not only is high speed rail a catalyst for transit-oriented hub cities up and down the Cascades, it is a potential employment, affordable housing, and livability driver for the region. Gain insights on the WSDOT feasibility study from top experts and policy leaders in the region.

### SPEAKERS

**Governor Christine Gregoire** | Former WA State Gov 2005-2013, CEO, Challenge Seattle  
**Roger Millar** | Secretary of Transportation, Washington State Dept of Transportation  
**Irene Plenefisch** | Government Affairs Director, Microsoft

## Decoding Future Downtowns

THURSDAY | 2 PM

This year has been unkind to our hospitality and retail sectors. Coupled with mostly empty offices, downtowns have been hit hard. Civil unrest in the USA has added a layer of complexity to the attractiveness of our urban cores. What are the next steps to reinvigorate our inner cities? Explore the ideas and potential solutions that will ensure our streets and businesses come alive and thrive once more.

### MODERATOR

**Michael Lee** | Vice President, CallisonRTKL

### SPEAKERS

**Salla Eckhardt** | Director of Transformation Services, Microsoft  
**Matthew Richter** | Cultural Space Liason, Seattle Office of Arts and Culture.  
**Ethan Stowell** | CEO & Co-Founder, Ethan Stowell Restaurants  
**Sarah Zahn** | Development Director, Urban Development + Partners

## Urban Resilience + Future Growth in Downtown Coquitlam, BC

THURSDAY | 3:15 PM

This tour will highlight the city of Coquitlam's success in balancing present needs and future growth. The City's COVID-19 Community Support and Recovery Plan fosters community resilience and recovery through a multi-phased approach led by the City and diverse stakeholders. Explore Coquitlam's City Center Area Plan, which aims to create higher densities with mixed-use, pedestrian-friendly space in the downtown area.

### SPEAKERS

**Andrew Merrill** | Director, Development Services, City of Coquitlam  
**Curtis Scott** | Manager, Land Development, Acting Manager, Economic Development, City of Coquitlam

## Personalizing the Trends | You, Disrupted!

THURSDAY | 4:30 PM

Leaders from ULI's mid-career cohorts in all three major cities discuss what this watershed career-stage looks like in 2020. Panelists share their challenges and triumphs leading remote teams, managing family life, developing business, and keeping powder dry for the anticipated recovery. Join this interactive session to delve into the more personal aspects of what is emerging – this is you, disrupted!

### SPEAKERS

**Jason Collins** | Principal, PCS Structural Solutions  
**Patti Glass** | Director, Corporate Marketing and Communications, Grosvenor  
**Kelley Lovshin** | Director of Business Development, Boston Properties  
**Adam Mitchell** | Director, Asset Management & Development, Low Tide Properties  
**Bryce Payne** | Vice President & Relationship Manager, Homestreet Bank  
**Paul Soper** | Senior Associate, GBD Architects, Inc.  
**Seiji Watanabe** | Associate, LMN Architects

## Seattle's Foyer | State of the Waterfront

FRIDAY | 9 AM

Alaskan Way along Seattle's Waterfront represents the city's natural entryway. It has come a long way from natural shore to port to elevated freeway to construction site. This presentation, virtual tour and panel discussion takes you on a journey from Pike Place Market to Coleman Dock, through this once-in-a-generation public project; a good news story of setting the stage for a re-imagined foyer for Seattle's downtown.

### SPEAKERS

**Robert Donegan** | President, Ivar's Seafood  
**Marshall Foster** | Director, Seattle Office of the Waterfront and Civic Projects  
**Jacqueline Gruber** | Director of Built Environment, Downtown Seattle Association  
**Rico Quirindongo** | Architect, Principal, DLR Group

## Affordable Housing Mini-Series | Financing

FRIDAY | 11:30 AM

This mini-series orients participants to the funding and architectural forces at play shaping Seattle's affordable housing challenges and illuminates best practices through case studies of medium to large-scale projects. Part I examines the economic and capital fundamentals that enable (and sometimes prevent) the effective creation of this critical housing type.

### MODERATOR

**Jeanne Marie Coronado** | Vice President, Debt & Structured Finance, CBRE Affordable Housing

### SPEAKERS

**Joel Comb** | Director, Treasury Microsoft  
**James Madden** | Senior Director, Pacific Northwest Market, Enterprise  
**Susan Boyd** | Chief Executive Office, Bellwether Housing

## Affordable Housing Mini-Series | Design

FRIDAY | 1 PM

Affordable housing design is tightly driven by the development proforma with the goal of providing the maximum number of quality units possible to help address the housing crisis. In Part II, we explore and explain the design forces at play in affordable housing projects in Seattle, and dive deeper into current and emerging design strategies in the following three key aspects: 1) Maximize the number of units, 2) Promote community building, and 3) Preserve and reflect cultural identity.

### MODERATOR

**Douglas W. Leigh** | Principal, Mithun

### SPEAKERS

**Casey Huang** | Senior Architect, Mithun  
**Leslie Morishita** | Director of Real Estate Development, InterIm Community Development Association  
**Maiko Winkler-Chin** | Executive Director, SCIDpda

## Portland 106 Halsey Tour

FRIDAY | 2:15 PM

Join us for a live virtual tour of a unique mixed-use development project featuring affordable housing, retail, and neighborhood services in East Portland. Learn more about this successful public-private partnership from Prosper Portland and some of Oregon's foremost design, development, and policy leaders.

### MODERATOR

**Christine Velasquez** | Project Manager, Prosper Portland

### SPEAKERS

**Carly Harrison** | Development Manager, Gerding Edlen  
**Thea Munchel** | Project Manager, Prosper Portland  
**Dave Otte** | Principal / Owner, Holst Architecture  
**Sarah Schubert** | Director of Housing, Human Solutions, Inc



# SPEAKER

# BIOGRAPHIES

## Obinna Amobi

Project Developer

**Mercy Housing**

Obinna Amobi is a Project Developer for Mercy Housing Northwest. As Project Developer, he is the lead on the 60 unit MLK Senior Housing project in Tacoma's Hilltop neighborhood, which began construction in September, 2020. Throughout 2019 and 2020, he also led pre-development efforts for Mercy's Vancouver PeaceHealth Family Housing project and on Cedar Crossing at Roosevelt Station, which is a joint-development partnership with Bellwether Housing that is currently under construction. Prior to joining Mercy, Obi worked at Heartland LLC. Obi has a BA from the University of California at Los Angeles and a MUP from the University of Washington.



## Ryan Berlin

Director, Intelligence

**rennie**

As the Director of rennie's intelligence division and Senior Economist, Ryan produces evidence-based market insights for rennie's clients, its realtors, and corporate leadership. For the past 15 years he has worked closely with, and provided strategic advice to, leading organizations in real estate, retail, and finance in British Columbia, Alberta, and Ontario, as well as local and regional governments and crown corporations. As a Director of the non-profit Urban Futures Institute, Ryan has produced research and presented on a wide range of topics related to industry succession planning, investment and market positioning, and service provision. Ryan is a committee chair for the Vancouver chapter of NAIOP and is a member of the Association of Professional Economists of British Columbia (APEBC). Ryan holds a BA (Honours) in Economics from Queen's University and an MA in Economics from the University of British Columbia.



## Bowen Behan

Data Analyst

**rennie**

Bowen is a Business Data Analyst at rennie, with a focus on housing markets, providing statistical insight to rennie's diverse client base while managing the production of all monthly and quarterly reports. Bowen presents the latest residential real estate data for the Vancouver Region to over 250 brokers and head office staff on a monthly basis while assisting in market research, community overviews, and all things GIS-related. Bowen is Co-Founder and President of the Irish Canadian Caucus and has volunteered on countless political campaigns, pairing his passion for politics and analytics. Bowen holds a BA from the University of Guelph and a Certificate in Data Science in Real Estate from the Massachusetts Institute of Technology.



## Susan Boyd

Chief Executive Officer

**Bellwether Housing**

Susan Boyd is the Chief Executive Officer of Bellwether Housing, Seattle's largest non-profit provider of housing affordable to lower income people. Susan has been committed to building equitable, diverse and vibrant communities through affordable housing throughout her career, which has spanned direct social service, policy analysis and law. Prior to serving as CEO, Boyd served as Bellwether's Director of Real Estate Development, leading housing development strategy and tripling the number of units the organization has in production. Prior to coming to Bellwether, Boyd was a partner at the law firm Kantor Taylor Nelson Boyd & Evatt PC where she represented clients in all aspects of the development and financing of affordable housing and community facilities. Susan currently serves on the Governor's Affordable Housing Advisory Board, the board of the Downtown Seattle Association, the King County Affordable Housing Committee, and the Advisory Board of University of Washington's Runstad Department of Real Estate in the College of the Built Environments.





## Eric Carlson

Core Founder & President

### Anthem Properties Group

Eric Carlson is the core founder and CEO of Anthem Properties Group, a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. Founded in 1991, Anthem is a team of 400 people driven by creativity, passion and direct communication. Anthem purchased United Communities in 2014, and together, Anthem and Anthem United have invested in, developed or managed – alone or in partnership – more than 270 residential, commercial and retail projects with an aggregate value of more than \$6 billion across western North America. Anthem and Anthem United, with their respective financial partners, have a portfolio that includes more than 15,000 homes built, in design or under construction, more than 8 million square feet of retail, industrial, residential rental and office space, and 6,100 acres of land across Alberta, British Columbia and California.



## Jason Collins

Principal

### PCS Structural Solutions

Jason joined PCS Structural Solutions in 2003 and has served as Project Manager on a broad range of project types, including many of the firm's private development and corporate office projects dealing with new construction that requires inventive structure. Jason's enthusiasm, leadership and high end analytical skills bring value to the creative process of design and construction, which has resulted in several award-winning projects. Jason received a Bachelor of Science, Civil Engineering at Washington State University. He holds a Master of Science, Structural Engineering from University of California San Diego and a Project Management Certificate from University of Washington. Jason is a member of American Institute of Architects, American Institute of Steel Construction, Council on Tall Buildings and Urban Habitat, National Earthquake Hazard Reduction Program, National Institute of Building Sciences Building Seismic Safety Council, Structural Engineers Association of Washington Earthquake Engineering Committee and co-chair of ULI NEXT.



## Joel Combs

Director, Treasury

### Microsoft

Joel Combs began his career with Microsoft in the Treasury department in 1999, where he focused on investment portfolio management. In 2003, he transitioned to managing Microsoft's strategic investment portfolio before adding broader corporate finance responsibilities in 2010. Since 2018, he has focused his efforts on leading Microsoft's impact investments ranging from affordable housing to climate solutions and racial equity. Joel is a graduate of the University of Washington. He is a season ticket holder for multiple Husky sports teams, the Kraken, and has attended more of his children's baseball and softball games than he can count.



## Jeanne Marie Coronado

President Debt & Structured Finance

### CBRE Affordable Housing

Now an affordable housing advocate with a decade of experience, Jeanne Marie started her career as an asset manager for a non-profit developer in southern California, and also worked in construction lending and portfolio management for US Bank. Prior to joining CBRE's Debt and Structured Finance team for Affordable Housing where she has been for the past three years, Jeanne Marie graduated at the top of her class with an MBA from the University of Bath in the United Kingdom. She is actively involved in Urban Land Institute, on the 2020-2021 board of directors for Commercial Real Estate Women Seattle, and President of the board of Environmental Works, a non-profit community based architecture firm.



## Sloan Dawson

Land Use Planning Manager

### Sound Transit

Sloan Dawson is the Land Use Planning Manager for Sound Transit, the regional transit authority for the Seattle, Washington metropolitan area. He oversees a three-person interdisciplinary team charged with implementing the agency's mandate to support equitable transit-oriented development in all phases of transit project development and delivery. His team's mission specifically includes leadership of station planning efforts for Sound Transit Phase 3 Expansion (ST3) capital projects, engagement in and coordination with land use planning activities undertaken by others, and shaping of specific joint development opportunities to be realized through the agency's TOD implementation program. Prior to his current role, Sloan helped to define TOD projects for Sound Transit and partners at the Operations and Maintenance Facility-East and along the Federal Way, East Link, and Lynnwood Extensions. Sloan holds a Master in City Planning degree from the Massachusetts Institute of Technology. Prior to joining Sound Transit, Sloan practiced planning and urban design at Sasaki Associates in Watertown, MA.



## Naomi Doerner

Director, Equity, Diversity & Inclusion

**Nelson/Nygaard**

Naomi Doerner is a nationally recognized transportation equity and mobility justice strategist. She is the Director of Equity, Diversity, and Inclusion at Nelson/Nygaard, a transportation planning consulting firm with a national portfolio and nine offices across the U.S.. Naomi is also a co-founder and national co-organizer for The Untokening, a multiracial collaborative of leaders advancing mobility justice. Prior to her role at Nelson/Nygaard, Naomi served as the first ever Transportation Equity Manager for the City of Seattle, the first position of its kind at a city level in the U.S.. In this role, she provided transportation equity policy leadership, grew Department-wide capacity, and fostered key community partnerships to inform transportation policies, planning practices, programs, and investments. Other leadership roles Naomi holds: PlayBuild Advisory Board; Robert Wood Johnson Foundation Culture of Health Leader (2019-2021). She is also a NextCity Vanguard alum (2017); and a TransitCenter Women Changing Transportation program mentor alum (2019). She has a Master of Urban Planning from New York University's Robert F. Wagner Graduate School of Public Service in New York, NY; a Bachelor of Arts in International Affairs and a Certificate of Geographic Information Systems from Kennesaw State University in Kennesaw, GA.



## Robert Donegan

President

**Ivar's Seafood**

Robert (*Bob*) Donegan helps manage Ivar's on Pier 54 and has been involved forever in this project. In fact, the tunnel which allows the waterfront park, was conceived at Acres of Clams. In addition to his day job, Bob has been active in the Historic Waterfront ASSC and as a volunteer at the Seattle Aquarium, including work on the design committees of the seawall and the park.

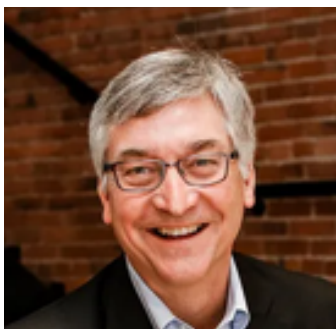


## Hal Ferris

Principal

**Spectrum Development Solutions**

Hal founded Spectrum Development Solutions in 2008 with an emphasis on community focused development. Since then, Hal has developed over 12,000 beds of student housing for 10 public and private Universities in the Pacific Northwest. His experience includes a variety of project types from the historic adaptive reuse and new multifamily housing for Publix to developing over 16 acres of mixed-use, urban student housing at the University of Washington. Whether he is working to increase housing options, improve neighborhood environments or build additional health care facilities, Hal is committed to strengthening the community as a whole. Hal is currently Co-Chair of ULI Northwest's Diversity, Equity and Inclusion Task Force.



## Salla Eckhardt

Director, Transformation Services

**Microsoft**

Salla Eckhardt is an innovation leader and industry change agent specialized in digital transformation of the digital building lifecycle. The industry has recognized her as one of the most innovative and forward-thinking people in the sector. Her strategy is to unify a clear vision around the Digital Building Lifecycle framework: consolidating the physical, social, and digital environments as a data centric entity, and empowering the end-user experiences with emerging technologies. Salla has built her competence to achieve goals for real estate and security vision by becoming the strategist and the developer of digital platforms, extended reality and digital construction. She is versed in technology R&D, innovation, and digital transformation of the global construction industry. Salla has a Master of Science degree with 20 years of experience in working collaboratively with senior management teams in the academia and in the industry. She has authored and co-authored multiple award-winning publications on emerging technology, innovation, BIM, and construction management and her awarded thesis work has been adopted in the national BIM standards in the USA and European Union.



## Richard Florida

Professor, Writer, Urbanist

**Creative Class Group**

Richard Florida is one of the world's leading urbanists. He is a researcher and professor, serving as a University Professor at the University of Toronto's School of Cities and Rotman School of Management, and a Distinguished Fellow at NYU's Schack School of Real Estate. He is a writer and journalist, having penned several global best sellers, including the award winning *The Rise of the Creative Class* and his most recent book, *The New Urban Crisis*. He is co-founder of CityLab, the leading publication devoted to cities and urbanism. He is an entrepreneur, as founder of the Creative Class Group which works closely with companies and governments worldwide.





## Marshall Foster

Director

**Seattle's OWCP**

Marshall Foster is the Director of Seattle's Office of the Waterfront and Civic Projects (OWCP). OWCP leads the "Waterfront Seattle" program, which is creating 20 acres of new parks and public spaces on Seattle's Central Waterfront, and is supporting the Pike Place Market and Seattle Aquarium in completing major expansions. The Office is also leading efforts around the redevelopment of Key Arena and Memorial Stadium at Seattle Center. Prior to that Marshall served as the Seattle's Planning Director from 2009 through 2014, where he oversaw plans for South Lake Union's expansion, along with community plans for the Rainier Valley, Capitol Hill, the University District and Northgate. He holds a Master's Degree in City and Regional Planning from the University of California, Berkeley, and lives with his wife and two children in West Seattle.



## Patti Glass

Director, Corporate  
Marketing & Communications

**Grosvenor**

Patti is the recipient of ULI BC Women's Leadership Initiative 2020 Outstanding Leader Award. She is responsible for developing marketing and communications strategies that substantiate the positive impact of Grosvenor's North American business. Her efforts support the company in earning a reputation for creating value and contributing to communities through the active management and development of high-quality properties. Prior to joining the Company in 2014, Patti spent ten years working in branding and marketing in the real estate and engineering sectors within Canada. She earned an undergraduate degree in geography and economics at the University of Victoria and her MBA at the University of Toronto. Her 2-year old son, Robert, sees to it that she gets fresh air and a good laugh in every day.



## Roger Gonzalez

Project Manager

**Prosper Portland**

Roger Gonzalez is a Project Manager for the Equity, Governance, and Communications department at Prosper Portland. His primary focus has been the Broadway Corridor Community Benefits Agreement, as well as agency-wide delivery of public and community benefits. Prior to this role, Roger served the Metro Council President as Policy Advisor and Chief of Staff. A chemist by training, he earned his Master's in Public Affairs from the Lyndon B. Johnson School of Public Affairs at the University of Texas. Born and raised in Texas, he made his way to Portland to continue his career in public service.

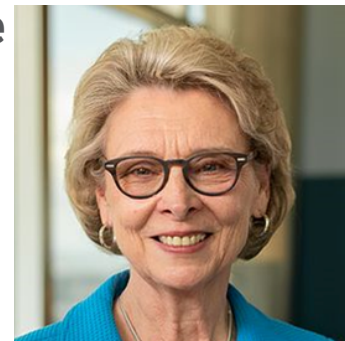


## Christine Gregoire

CEO

**Challenge Seattle**

Christine Gregoire is the current CEO for Challenge Seattle, an alliance of CEOs from 17 of the region's largest private-sector employers who work



together to ensure the greater Seattle area continues to thrive as one of the most vibrant, innovative, and globally competitive regions in the world. Previously, Chris served for two terms as Governor of the State of Washington. During which, she led the state in a historical investment in infrastructure including the building of the largest floating bridge in the world and the largest transportation tunnel to open up Seattle's waterfront. She led a historic number of trade missions, reformed the foster care system to protect children, and was among the first to lead in health care reform. Prior to becoming Governor, Chris served for three terms as Attorney General for the State and prior to becoming Attorney General, Chris served four years as the Director of the State Department of Ecology.

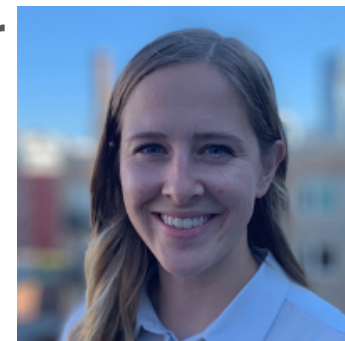
In addition to being CEO of Challenge Seattle, Chris is a Member and former chair of the Fred Hutch Cancer Research Center, Member of the National Bipartisan Governor's Council. She served as Chair of the National Export-Import Bank Advisory Board 2013 - 2016. Chris holds a J.D. From Gonzaga University and a B.A. and teaching certificate from the University of Washington. She is a graduate of the Harvard Executive Management Program.

## Jacqueline Gruber

Director, Built Environment

**Downtown Seattle  
Association**

Jacqueline Gruber is the Director of Built Environment for the Downtown Seattle Association. She works with



public and private stakeholders to balance the functional needs of a dynamic downtown with the careful art of hospitality, placemaking, and community development. She spends her time collaborating on public policy and downtown projects to ensure that downtown is economically vibrant and welcoming for all. Jacqueline holds a master's degree in Urban & Regional Planning from Portland State University, is certified by the American Institute of Certified Planners, and is an International Downtown Association Emerging Leader Fellow.

## Hau Hagedorn

Associate Director

**TREC | Portland State University**



Hau is the Associate Director of TREC - Transportation Research and Education Center - at Portland State University and is responsible for the day-to-day management, operations and provides overall direction for the TREC's peer-reviewed research and technology transfer programs, and shaping workforce development efforts. She actively participates in national efforts on conducting and implementing research. She also oversees programming and delivery of professional development workshops through the Initiative for Bicycle and Pedestrian Innovation. She is co-Chair of the TRB Conduct of Research Committee, Chair of the Oregon Bicycle and Pedestrian Advisory Committee, and member of the Region 1 Area Commission on Transportation. Hau has over 20 years of public and private sector experience in transportation. In her spare time, she runs to escape juggling the busy lives of three active kids.

## Sarah Harpole

Project Manager

**Prosper Portland**



Sarah is a Project Manager for Prosper Portland and works primarily on projects in Portland's Central City. She has held several positions since first joining the agency in 2000. Most recently, her work has focused on redevelopment of the Broadway Corridor including the fourteen-acre former U.S. Post Office property. Sarah recently oversaw the formation of U.S. Post Office Master Plan, approved by the Portland Design Commission in August 2020. She also coordinated the negotiation of various public-private partnership agreements and funding plan, approved by City Council in September 2020, which are necessary to deliver on the vision for an equitable development that advances prosperity, creates a vibrant mixed-income and sustainable neighborhood, and supports living wage jobs.

While at Prosper Portland, Sarah has also partnered with the Old Town/Chinatown community to develop and implement the Old Town/Chinatown Five-Year Action Plan, which was endorsed by City Council in August 2014. Sarah has written successful applications for more than \$11 million in federal grant funding for the preservation and rehabilitation of Portland's Union Station, and negotiated a development agreement for the reuse of an industrial warehouse to create the RiverEast Center, a Gold LEED Certified project which brought more than 200 jobs to the Central Eastside. Sarah graduated from the University of Oregon with a Bachelor of Science degree in Environmental Studies.

## Carly Harrison

Development Manager

**Gerding Edlen**

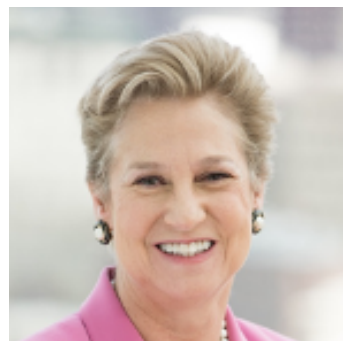


Carly Harrison joined Edlen and Company (one of two successor company's of Gerding Edlen) in 2011. As Development Manager, Carly supports the firm's development team throughout the development process, from due diligence, design and entitlements, financing and pre-construction through construction and into operations. Carly works closely with Senior Project Management staff on day-to-day project management activities, and also lends particular expertise to teams with her financial analysis background. Prior to her role as Development Manager at Gerding Edlen, Carly was a financial analyst, project accountant for the firm, focusing on the firm's public-private partnership and market-rate projects.

## Ada Healey

Chief Real Estate Officer

**Vulcan, Inc.**



Ada M. Healey directs all real estate strategies for Vulcan Inc., a Paul G. Allen company, and oversees its diverse and active development portfolio. As Chief Real Estate Officer at Vulcan, Healey oversees \$2 billion in real estate assets. She has been instrumental in the redevelopment of nearly 60 acres in Seattle's South Lake Union neighborhood, where Vulcan is working with the city and community to create a new model for sustainable, mixed-use urban development. In addition, Healey has led Vulcan's expansion into other Seattle area neighborhoods including Yesler, the Central Area, the University District, and Bellevue. To date, Vulcan has developed, or has under construction, 9.1 million square feet in 42 new office, biotech, residential, and mixed-use projects, earning extensive national recognition and honors for its innovative development approaches and commitment to sustainability.

Healey holds a B.A. from Duke University and an M.B.A. from New York University's Leonard N. Stern School of Business.



## John Hempelmann

Founding Partner

**Cairncross & Hempelmann**

John is one of the founding partners and the Chairman of Cairncross & Hempelmann, a full-service Seattle law firm. He has over 40 years of experience as a land use, natural resources and real estate development attorney. One of John's focus areas is transit oriented development ("TOD"). He is the Co-Chair of the TOD Council of the Urban Land Institute's Northwest District Council and is the immediate past Chair of ULI's national TOD Council. John's experience includes advising clients regarding landmark commercial, mixed-use, hotel, residential and institutional urban developments. One example is the Pine Forest TOD Master Development Plan which includes a million square feet at the Sound Transit East Link 120th Avenue Station. He has also represented clients with respect to major open space, conservation and TDR transactions in Washington and Maine. John worked closely with clients on the development of Suncadia, Washington's first master planned resort. He also served as the Chair of Urban Land Institute Technical Assistant Panels for Link Light Rail Stations at Angle Lake and Tacoma Dome Stations. John earned his B.A. and B.A. from Georgetown University and his J.D. from the University of Washington.



## Clyde Holland

CEO & Chairman

**Holland Partner Group**

Clyde Holland is responsible for the Holland Partner Group's (HPG) strategic direction. HPG actively develops, redevelops, constructs, acquires & manages multi-family communities with institutional partners in the Western United States' most sought after investment markets. In the aggregate, HPG's principal's experience totals more than 60,000 units of housing and \$20 billion in transaction value. Prior to establishing HPG, Mr. Holland served as the West Coast Group Managing Partner of Trammell Crow Residential. Within the multi-family industry, Mr. Holland has taken a significant lead in policy research and the development of new multi-family product concepts focused on high-density, urban infill and mixed-use opportunities. He has been recognized by the industry for excellence in urban planning and design, and HPG's work has received numerous awards from the Urban Land Institute, the National Multi-Family Housing Council, and Multi-Family Executive.



## Casey Huang

Principal

**Mithun**

Casey Huang is an architect and principal within Mithun's multifamily housing practice.

She brings more than 30 years of experience and a strong contextual approach to the design and development of place-based housing that amplifies diverse voices and enriches communities. Her recent affordable housing projects in Seattle include Liberty Bank Building (AIA WA Civic Design Award and NAIOF Night of the Stars Award winner) with Community Roots Housing, Hirabayashi Place with Interim Community Development Association, and the Decibel and Anthem on 12th workforce housing pair with Spectrum Development Solutions.

Casey is a member of the ULI NW Affordable and Workforce Housing Council and serves on the board of Seattle Chinatown International District Preservation and Development Authority where she has provided leadership on promoting affordable housing development in the Seattle Chinatown International District.



## Rick Krochalis

Public Development  
Advisor

Richard (Rick) F. Krochalis is a member of the Seattle Design Commission.

He was the Regional Administrator of the Federal Transit Administration's (FTA) office in Seattle, Washington from May 2002 until he retired from federal service in June 2016. Prior to joining the FTA, Mr. Krochalis served as director of design, construction and land use for the city of Seattle for ten years.

Mr. Krochalis obtained a master's degree from Harvard University in city and regional planning and a bachelor's degree from Cornell University in environmental systems engineering.





**Allan Lazo**

Executive Director

**Fair Housing Council  
of Oregon**

Allan is the Executive Director of the Fair Housing Council of Oregon, an organization with the mission to end housing discrimination in Oregon through access to education, advocacy, and enforcement. He has been a long-time community advocate for civil rights and social justice, especially in the areas of housing, homelessness, and racial equity. Allan currently serves on the City of Portland Housing Bureau's Affordable Housing Bond Oversight Committee and the state of Oregon Department of Land Conservation and Development Housing Rulemaking Advisory Committee. He is a long-time resident of Portland.

**Michael Lee**

Vice President

**CallisonRTKL**

As a Vice President for CallisonRTKL, Michael has created some of the world's most memorable and successful environments for developers, retailers, investors, institutions, and public entities. Over the last 25 years, Michael has established a wide range of design expertise in retail, urban master planning, mixed-use, transit-oriented developments, and workplace projects across North America, China and the Middle East. His expertise is in creative placemaking and designing successful commercial environments. With a passion for design, Michael excels in establishing a strong design concept from the start, providing direction and instilling a sense of place that connects with the user. He blends function, economics and aesthetics, maximizing a project's components to reach its full potential.

Michael holds a Bachelor of Architecture from the University of Houston. As a licensed architect, he is a member of the American Institute of Architects and a LEED Accredited Professional. Committed to furthering the design build industry, Michael is also engaged in Urban Land Institute's Redevelopment and Reuse Council, International Council of Shopping Centers, NAIOP Washington and Hawaii Chapters, and the Downtown Seattle Association.

**Doug Leigh**

Principal

**Mithun**

Doug is principal and senior project manager at Mithun with 40 years of architecture and planning experience on complex projects, many involving public private partnerships. With a broad portfolio of successful mixed-use, affordable housing and TOD projects throughout the Pacific Northwest, he is skilled at partnering with real estate advisors, developers, public agencies and the community to develop win-win strategies for successful redevelopment. Recent and ongoing affordable housing projects include Liberty Bank Building with Community Roots Housing, Hirabayashi Place with InterIm Community Development Association, Maddux with Mount Baker Housing Association, and Yesler Family Housing with Seattle Chinatown International District Preservation and Development Authority (SCIDpda) and Community Roots Housing. In addition to his work with residential development, he has completed award-winning commercial workplace and hospitality projects, and offers expertise in brownfield and marina and waterfront development.

**Nolan Lienhart**Principal | Director, Planning &  
Urban Design**ZGF Architects**

Nolan is known for his strategic ability to bring together clients with community stakeholders and the diverse disciplines that are critical for the successful planning of major district-scale developments, as well as site-specific projects. His background in politics in Washington, D.C., gave him a perspective on the role of public policy in supporting livable communities and the complementary relationships among public, private, and institutional sectors. Over the past decade, Nolan has gained a depth of experience in transit-oriented development, master planning, and urban design. Nolan served as faculty with the Rose Center for Public Leadership in 2017 and 2018, co-chairing panels of experts in San Jose and Salt Lake City. Civic leadership is an important part of Nolan's work, which has led to his national recognition by the Design Futures Council's 40 Under Forty, and Engineering News Record's Top 20 Under 40 in the Northwest. He has served as Board President for 1000 Friends of Oregon and sits on the Oregon Capitol Planning Commission. He is also on the Board of the Pacific Northwest College of Art. Nolan received a Bachelor of Arts in Political Science and Geography from Colgate University and a Master of City Planning and a Certificate of Real Estate Design and Development from the University of Pennsylvania.

## Kelley Lovshin

Director, Business Development  
**Boston Properties | BXP**

Kelley Lovshin is a Director of Business Development at Boston Properties with over 15 years' experience in design, development, project management and engineering of major commercial and residential projects. She managed multiple large development projects in New York City which total 5M SF and include Alexandria Center for Life Sciences East Tower, Memorial Sloan-Kettering New Research Building, 250 West 55th Street, and most recently Dock 72. She has a proven record of managing and executing multiple projects in a fast-paced environment. Kelley received a Bachelor of Applied Science in Civil Engineering at the University of British Columbia. She holds a Master's degree in Real Estate Development from Columbia University and while attending was the council elected president. Kelley joined ULI in 2015 as an YLG member, was co-chair of NEXT New York and is excited to join the effort in starting NEXT Seattle.



## James Madden

Senior Director, Pacific Northwest  
**Enterprise**

James Madden leads Enterprise Community Partners PNW Market office. He leads a diverse team that aims to see everyone safely and stably housed, for their homes to be platforms for healthy, successful lives, and for community development to advance social and racial equity. James and his team launch new initiatives to advance the field, provide grants and technical assistance, and advocate for systems change. Their signature Home & Hope initiative transforms underutilized public properties into housing and early learning centers through investments in nearly stage due diligence and feasibility studies, policy change, and an online mapping tool to identify sites. In 2020, James and his team launched the WA Early Learning Loan Fund to fund early learning facilities and develop partnerships between the housing and early learning sectors. Outside of the Home & Hope initiative James also originates loans for the REDI Fund TOD acquisition program and is responsible for HUD Section 4 Capacity Building Grants for WA and OR state grantees, including providing real estate technical assistance. James earned his Master of City Planning degree from the Massachusetts Institute of Technology in 2010 and a Bachelor of Arts degree in Political Science from Swarthmore College in 2006. He lives in Seattle and walks most places. His 2-year-old daughter is enjoying the walking life as well and frequently contributes to Zoom meetings.



## Patrick McLaughlin

Senior Development Project Manager  
**Portland Metro**

Patrick is a Senior Development Project Manager serving Metro's TOD and Housing programs. He helps fund real estate projects that advance the Greater Portland Region's land use planning and housing affordability goals. Prior to his work at Metro, Patrick facilitated TOD on agency-owned land with the Regional Transportation District in Denver, CO and worked as a consultant with BAE Urban Economics. Patrick earned a Bachelor of Arts in Political Science and Economics from the University of California, Davis, as well as a Masters of City and Regional Planning from the University of North Carolina at Chapel Hill.



## Andrew Merrill

Director, Development Services  
**City of Coquitlam**

Andrew Merrill, RPP MCIP is the Director Development Services for the City of Coquitlam. Originally from the East Coast, he has a Masters in Planning with a concentration in Urban Design from UBC. Andrew has over 15 years of experience in community planning, public engagement, facilitating housing affordability, and urban design. His current work involves guiding transit-oriented development and infill housing for one of the fastest growing cities in BC.



## Roger Millar

Secretary of Transportation  
**WSDOT**

Roger joined the Washington State Department of Transportation (WSDOT) as Deputy Secretary in October 2015 and was appointed Secretary of Transportation in August 2016. Millar is a Fellow of the American Society of Civil Engineers and a Fellow of the American Institute of Certified Planners. He is the Treasurer of the ASCE Transportation and Development Institute, a member of the Intelligent Transportation Society of America Board of Directors, the National Complete Streets Coalition Steering Committee, chair of the AASHTO Council on Public Transportation, chair of the Western Road Usage Charge Consortium, co-chair of the Mobility on Demand Alliance, and co-chair of the Cooperative Automated Transportation Coalition.





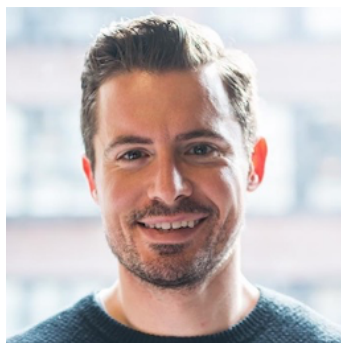
## Adam Mitchell

Director, Asset Management and Development

**Low Tide Properties**

Adam is the Director of Asset Management and Development at Low Tide Properties.

He has over 14 years of real estate experience working in all major markets across Canada as well as select US markets. In his role, Adam oversees a diverse portfolio of office, industrial, retail, and multifamily rental properties in Vancouver and Seattle. Outside of his work at Low Tide Properties, Adam also serves on numerous committees with the Urban Land Institute, including the British Columbia District Steering Committee and the NEXT/YLG Americas Leadership Committee.



## Leslie Morishita

Director, Real Estate Development

**InterIm Community Development Association**

Leslie has 25 years of experience working in affordable housing and community development in Seattle's International District neighborhood and other low-income API communities. Her background in cultural anthropology and architecture around culturally appropriate housing and community participatory processes, antiracist organizing, and personal history as a 3rd generation Japanese American, inform her work that is fueled by her passion for social and racial justice.



## Thea Munchel

Project Manager

**Prosper Portland**

Thea Munchel is Project Manager at Prosper Portland managing the Halsey 106 project. Thea has worked on a variety of community economic development projects in Portland as well as Cincinnati. She is a certified Economic Development Finance Professional and a graduate of the University of Cincinnati.



## Dave Otte

Principal & Owner

**Holst Architecture**

Dave helps Holst create meaningful architecture that people love, with a focus of social impact, innovation, and sustainability in housing, education, and health. His work at Holst spans notable projects including the Rockwood Boys and Girls Club, Bud Clark Commons, Open School, and the Asian Health and Service Center in Lents. Currently he is in the construction stages in East Portland for two new buildings: De Paul Treatment Center of Hope and Recovery, and Nick Fish; an innovative mixed-use project in the heart of Gateway Discovery Park. On the boards, he is helping design 3000 Powell, the first new affordable housing to be funded by the Portland Housing Bond, as well as the new Arts & Education Complex at Oregon State University. As a board member and volunteer for local non-profit organizations, Dave strives to give back to his community, to bring the most design to those with the least, and to make the ordinary become extraordinary.



## Bryce Payne

Vice President & Relationship Manager

**Homestreet Bank**

Bryce is a seasoned professional who works with real estate developers and investors to help them capitalize projects, manage risk, build wealth, and enhance communities. He is currently Vice President and Relationship Manager with HomeStreet Bank Commercial Real Estate. Bryce has over 15 years of experience in commercial real estate and finance and has previously held positions with C.E. John Company, Inc., Wells Fargo, and Autodesk. An active member of NAIOP, the Commercial Real Estate Development Association, and the Urban Land Institute, Mr. Payne holds an MBA from the University of Oregon, an MRED from Portland State University, an HBA in Computer Science and HBS in Business Administration from Oregon State University, and is a graduate of the Portland Business Alliance's Leadership Portland program. He lives in the Portland area and, when not at work, enjoys being outside, spending time with friends and family, traveling, and taking pictures.



## Irene Plenefisch

Government Affairs Director

**Microsoft**

Irene is a Government Affairs Director working in Washington State for Microsoft Corporation. In this role, Irene works with the state and local governments on public policy issues to support a growing economy and a high quality of life for all residents of Washington State.



## De'Sean Quinn

Capital Program Manager  
**King County Metro**



De'Sean developed his lifelong passion for community service at a very young age, volunteering alongside his father at the local Boys and Girls Club, for other nonprofits, and on environmental restoration projects. He served as the Community Relations Manager for King County Executive Ron Sims. He was later appointed as Council Relations Director, where he served as chief liaison to the King County Council, and then as Regional Relations Manager under Executive Dow Constantine, interfacing with all 39 King County cities.

De'Sean is in his fourth year on the Forterra Board an environmental and conservation organization. In addition he is a member of the Strong Communities Fund, a tool to accelerate the strengthening of our communities by pooling, leveraging and directing social investment capital. He currently works as a Capital Program Manager with King County Metro and has served on the Tukwila City Council since 2008. He is invested in the Tukwila community and has a particular interest in empowering its residents. He lives in Tukwila with his wife Nichole and their two boys. Tukwila is the place where he has the privilege and responsibility of being a public servant.

## Rico Quirindongo

Principal  
**DLR Group**



Rico Quirindongo, AIA, has been working for 25 years to revitalize and reimagine Seattle historic landmarks and neighborhoods. As Civic Design Leader for the firm, Rico believes that through proactive design, vision, and multi-agency collaboration, opportunities for social change can be realized through community-invested civic projects. Rico works with organizations to positively influence communities through design and is committed to the betterment of his hometown, Seattle, through public engagement, design, and civic service. Rico is a recognized expert on civic projects and city-convened taskforces to create and execute processes for inclusive and authentic engagement. Rico is currently chair of the Pike Place Market Preservation and Development Authority Council, is a Downtown Seattle Association board member, and was AIA Seattle President in 2012-13. Rico was recognized by AIA National as a Citizen Architect in 2020 and is a Northwest and Pacific Regional Representative on the AIA Strategic Council.

## Daesha Ramachandran PhD

Founder  
**Tusk Consultants**



Daesha Ramachandran, PhD (she/her) has made a life and a living shifting how racism, power, and oppression impact the health of individuals and communities. For the better part of 20 years Daesha has facilitated boundary-pushing conversations and transformation on complex systems change and community engagement. She has worked with non-profits, government agencies, and corporations around the world to center people on the margins of our systems to improve school nutrition, maternal and child health, gender equity, and access to basic healthcare services. Daesha is a frequent public speaker on ethical storytelling, decolonizing research & evaluation, and using human-centered design in systems change and community engagement strategies. Daesha identifies as a first generation South Asian cis-woman of color. She holds a PhD from Bloomberg School of Public Health at Johns Hopkins University as well as a BSFS from Georgetown University.

## Andrew Ramlo

Vice President,  
Consulting  
**rennie**



As Vice President of Consulting Services for rennie, Andrew leads the consulting team as it provides analytical and strategic support to real estate developers, investors, retailers, local governments, crown corporations, and public agencies. Andrew has written and presented extensively on topics ranging from shifting demographics and consumer behaviour, to regional development and local community planning. Andrew is past president of the Planning Institute of British Columbia (PIBC) and a member of the Canadian Institute of Planners (CIP). In his role as Executive Director of the non-profit Urban Futures Institute, he produces publicly-available research on topics ranging from labour force change and human resource management to aging populations and community change. Andrew holds a BA in urban and economic geography, and an MA from UBC's School of Community and Regional Planning.



## Matthew Richter

Cultural Space Liaison  
**Seattle Office of Arts and Culture**



Matthew Richter has spent the past 25 years creating arts and cultural spaces in Seattle, from pop-up temporary storefronts to years-long projects in giant urban warehouse spaces. His work has placed him at the intersection of the arts and real estate time and again, and he has gained a unique perspective from that vantage point. Art in America has referred to him as “an arts visionary” for his decades of work advancing the presence of the arts in the urban fabric. In 2013 he joined the Seattle Office of Arts & Culture as the Cultural Space Liaison, the first position of its kind in the country, leading a body of work around the creation, activation, and preservation of cultural spaces. Matthew is an arts entrepreneur and was the founding director of both the Consolidated Works contemporary arts center and the Rm 608 gallery for visual and performing arts. He spent two years building the Storefronts Seattle program, which activated 27 storefront spaces with projects throughout Seattle and in suburbs from Auburn to Mount Vernon. He has served as the Performance Editor of The Stranger, and is a nationally published feature writer. He has created a series of Dinner Theater productions at On the Boards and elsewhere, is an accomplished furniture designer and builder, and has lectured internationally on the state of the arts. He is a recipient of the Safeco Insurance RUDY Award for nonprofit director of the year, has been made an honorary member of the American Institute of Architects, and is a recipient of the Seattle Mayor’s Arts Award. He lives in Seattle with his wife, the playwright Holly Arsenault, and their son.

## Sarah Schubert

Director of Housing  
**Human Solutions, Inc**



Sarah Schubert is the Director of Housing at Human Solutions, Inc in Portland, Oregon where the mission is to free Multnomah County of poverty & homelessness. Sarah oversees development, asset management and resident services departments. Sarah received a Master of Public Administration from Columbia University in New York.

## Curtis Scott

Manager, Land Development  
**City of Coquitlam**



Curtis Scott is the Manager of Land Development and Acting Manager of Economic Development with the City of Coquitlam. Curtis has been with the City for over three years, and focuses mostly on advancing the City’s developable land portfolio on Burke Mountain, and, more recently, managing the City’s economic development division. Prior to working with the City of Coquitlam, Curtis spent several years at Colliers International as the Manager, Market Intelligence for Western Canada. On his days off, Curtis is spending most of his (limited) free time with his 18-month old daughter, introducing her to all the wonderful and adventurous parks that Coquitlam has to offer.

## Hester Serebrin

Policy Director  
**Transportation Choices**



Hester’s decade-long love affair with walking to work drew her to TCC, where everyone has an “alternative” commute and everyone works hard for policies that support pedestrians, bicyclists, and bus riders. After 10 years in the private sector, Hester ditched the corporate ladder and started climbing a nonprofit one instead: She first volunteered at TCC, then interned, and then worked as a contract employee before finally taking the Policy Analyst and then Policy Director positions. She has a Masters in Public Administration from the University of Washington Evans School of Public Policy and Governance. Hester sits on the Washington State Transportation Commission.

## Paul Soper

Senior Associate  
**GBD Architects, Inc.**



Paul is an architect with a true passion for the built environment and design education. Since moving to Portland in 2013, Paul’s professional home has been GBD Architects, where he is currently a Senior Associate. During this time, Paul has served in a variety of roles related to the design and construction of mixed-use, multi-family and commercial office projects in Oregon and SW Washington. Originally from the east coast, Paul began his career in the Princeton, NJ office of Michael Graves and Associates, where he was part of the design team that helped realize Resorts World Sentosa, a \$5 Billion hotel/casino resort complex located in Singapore. Paul has been active in ULI since 2014 and is a past member of the Young Leaders Group. In addition to his participation with ULI, he currently serves as a member of the City of Lake Oswego’s Sustainability Advisory Board, a citizen advisory body appointed by City Council to advise and make recommendations on issues related to sustainability and the environment. A member of the AIA, Paul holds a Bachelor of Architecture from Syracuse University and a Master of Architecture from Yale. He is an avid golfer and skier.



**Ethan Stowell**

CEO &amp; Founder

**Ethan Stowell  
Restaurants**

Ethan is the CEO & Founder of Ethan Stowell Restaurants in Seattle, Washington.



His highly acclaimed restaurants include Tavalōta, How to Cook a Wolf, Cortina, Staple & Fancy Mercantile, Ballard Pizza Company, Rione XIII, Mkt., Red Cow, Frēlard Pizza Company, the San Juan Seltzery, Wolf, as well as Goldfinch Tavern. His food philosophy is all about keeping it simple, using fresh ingredients, and allowing the food to do the talking. In 2010, Stowell began consulting for the Seattle Mariners. His work with the Mariners helps to bring local products into the stadium for fans to enjoy. Stowell was named one of the Best New Chefs in America by Food & Wine in 2008 and chosen as a Best New Chef All-Stars in 2013. He was one of the recipients of the 2016 Richard Melman Innovator of the Year Award. Stowell sits on the Board of Directors of the Woodland Park Zoo and he is one of the co-chairs of the United Way of King County 2020 Annual Campaign. Other philanthropic partnerships include Seattle Children's Hospital, Mary's Place, and the YWCA. Deeply devoted to his hometown, Stowell is a fervent advocate committed to seeing that Seattle is recognized nationally as a culinary destination. He lives in Seattle's Ballard neighborhood.

**Carmen  
Thompson  
PhD**

Independent Scholar



Dr. Carmen P. Thompson is an independent scholar and historian of race and the Black experience. Dr. Thompson earned her PhD in U.S. History from the University of Illinois, Urbana-Champaign and her Master's in African American Studies from Columbia University in New York. Currently, Dr. Thompson is a Visiting Scholar in the Black Studies Department at Portland State University where she is working on a groundbreaking book on the history of White Supremacy in America, entitled, *The Making of American Whiteness*, which examines the origins of Whiteness in America.

**Christine Velasquez**

Project Manager

**Prosper Portland**

Christine Velasquez is a seasoned commercial real estate professional with over 20 years of combined experience in the areas of retail attraction and retention, economic development and project management within the public and private sectors. She currently serves as a Project Manager at Prosper Portland where she oversees the organization's Affordable Commercial Tenanting efforts focused on providing retail space opportunities to underserved communities. She also led the relocation of Prosper Portland's headquarter office to its new location in downtown Portland. She previously worked as a Senior Development Officer at the San Jose Redevelopment Agency managing the city's retail recruitment efforts to attract national, regional and local tenants as well as the Director of Retail Client Services for Meridian, a Marcus & Millichap development company. Christine earned a Bachelor of Science degree in Business Administration with a concentration in Marketing from San Jose State University. She actively serves on the Urban Land Institute Portland Chapter Events Committee as well as served in leadership capacities with Commercial Real Estate Women and International Council of Shopping Centers.

## Seiji Watanabe

Associate

**LMN Architects**



Seiji has 15 years of experience spanning concept design through construction administration. He has worked on a variety of projects within the U.S. and internationally including office, retail, hospitality, and residential work. This breadth of experience allows him to approach design problems from a holistic perspective, from big picture strategies to small details. Seiji is team-oriented, and enjoys working with clients and consultants to find solutions to design challenges. He received his Bachelor of Arts in Architecture from Miami University of Ohio and his Masters of Architecture from the University of Oregon.

## Wendy Waters

Vice President, Research  
Services & Strategy

**GWL Realty Advisors Inc**



Wendy Waters is the Vice President Research Services & Strategy at GWL Realty Advisors (GWLRA), an institutional real estate manager with over \$14 Billion in assets under management in Canada and another \$4Billion in the US under the brand EverWest. Based in Vancouver, she leads the company's research function; responsibilities include providing analysis of economic, demographic and market trends in order to support long-term asset acquisition, development and management strategies in office, industrial, retail and multi-family rental asset classes. Wendy has been with GWLRA for 14 years and was previously with Avison Young in Vancouver. She has a Ph.D. in economic history from the University of Arizona. Wendy regularly shares research and perspectives at industry events, on conference panels and on podcasts. She was a keynote speaker at the ULI Alberta Emerging Trends event in 2017, 2018 & 2019 and moderated the ULI Emerging Trends event in Vancouver in 2019. She posts regular industry commentary at [www.gwlrnews.com](http://www.gwlrnews.com) (select research notes), and on twitter @wendy\_waters and LinkedIn.

## Maiko Winkler-Chin

Executive Director

**SCIDpda**



Maiko Winkler-Chin is the Executive Director of SCIDpda - the Seattle Chinatown International District Preservation and Development Authority, whose mission is to preserve, promote and develop the Chinatown International District as a vibrant community and unique ethnic neighborhood. She has more than 20 years community and economic development experience in asset management, property management, real estate development and finance. Maiko has served on numerous Seattle area workgroups, task forces, and committees, as well as non-profit boards related to the community development field. She was born in Japan, raised in Hawaii, and came to the mainland for college. She lives in the Beacon Hill neighborhood with her husband, teenage daughter, and puppy

## Sarah Zahn

Director, Development

**Urban Development + Partners**



Sarah Zahn is an experienced real estate development professional with a passion for projects that strengthen communities and improve the urban environment in which we live. Over her 15+ year career in real estate, Sarah's project track record includes mixed use infill, multifamily, office, higher education, civic uses and affordable housing. At UDP, Sarah focuses on new business and acquisition, as well as management of pre-development of activities and finance. Prior to joining UDP in 2019, Sarah spent a decade working in real estate development in Portland, first for a nonprofit affordable housing developer where she oversaw development and management of a 700+ unit portfolio of affordable family housing, and then at Gerding Edlen where spent 5 years working on the firm's public-private portfolio of projects. Most recently, she worked at ZRZ Realty, which was focused on redeveloping a 33-acre former industrial site on the Willamette River into a vibrant, mixed-use community. Sarah started her career in real estate development in the San Francisco Bay Area. Sarah served on the Portland Housing Advisory Commission from 2011-2018 and currently is co-chair of the Women's Leadership Institute, an initiative of the Urban Land Institute, of which is also a member. She also sits on the board of the Portland Streetcar and Oregon Smart Growth.





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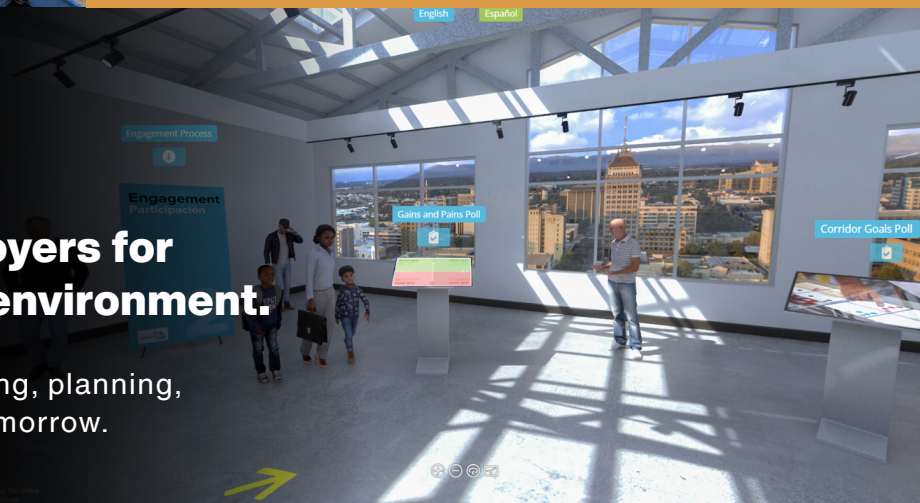
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