



**Urban Land  
Institute**

**Advisory Services Program**

# **Colorado Healthy Communities Arvada, CO**

**Advisory Services Panel**

**March 17-22, 2013**

**Biographies**

## Chair

**Edward McMahon**  
**Senior Resident Fellow – Chair for Sustainable Development**  
**ULI – the Urban Land Institute**  
**Washington, DC**

Ed McMahon holds the Charles Fraser Chair on Sustainable Development at the Urban Land Institute in Washington, DC. Mr. McMahon is an attorney, community planner, lecturer, and author. As the Senior Fellow for Sustainable Development, McMahon leads ULI's worldwide efforts to conduct research and educational activities on environmentally sensitive development policies and practices. Before joining the Urban Land Institute in 2004, Ed McMahon spent 14 years as the Vice President and Director of Land Use Planning for The Conservation Fund in Arlington, Virginia. He is also the co-founder and former President of Scenic America, a national non-profit organization devoted to protecting America's scenic landscapes. He is the author or co-author of 15 books and over 200 articles. His books include: *Developing Sustainable Planned Communities*, *Green Infrastructure: Linking Landscapes and Communities*, *Balancing Nature and Commerce in Gateway Communities* and *Better Models for Development in Pennsylvania*. He also writes regularly for *Urban Land Magazine*, *Planning Commissioners Journal* and other periodicals. Over the past 20 years Mr. McMahon has drafted numerous local land use plans and ordinances. He has organized successful efforts to acquire and protect urban parkland, wilderness areas and other conservation properties.

McMahon serves on several boards and commissions including: the National Trust for Historic Preservation, Preservation Maryland and The Governors Institute for Community Design and the Orton Family Foundation.

McMahon has an M.A. in Urban Studies from the University of Alabama and a J.D. from Georgetown University Law School where he taught law and public policy from 1976-1985.

## Panel

**Richard Albrecht**  
**Principal**  
**Lattice Properties**  
**Park City, Utah**

Richard Albrecht is a developer and management professional with over 25 years of experience in the development and operation of successful luxury resort communities. Richard's expertise is in creating viable development plans for resorts and communities that create long term value by integrating top quality development with first class resort operations focused on personal service. Richard has led the successful execution of several complex projects from the conceptual stage through the design, construction, sales and operations stages. He has extensive experience forming and operating clubs and homeowners associations, and property management programs.

As President, Development for Miraval Resort in Tucson, Arizona, Richard led the master planning for the renovation, expansion and new residential development of this top ranked destination spa. Richard also led the planning and created the economic model for the brand extension into several new resorts and "wellness lifestyle" communities. Richard assembled a new design team and project management team, and directed the permitting, design, construction, sales, and club formation. These properties incorporated extensive sustainable development practices, with a focus on creating healthy living environments for guests and residents.

As Chief Operating Officer for Talisker Deer Valley, Utah he led the development and successful launch of an enclave of lots at the top of Deer Valley Ski Area, and managed the development and successful re-launch at Tuhaye, a golf and ski-oriented community in Park City, Utah. In this role, Richard's leadership and expertise in project execution was instrumental in turning around a faltering community development. He re-organized the management team, repositioned the project with a new marketing and sales program, and created a new membership program.

As Chief Operating Officer with the Hualalai Resort in Hawaii he led a team with responsibilities for an award winning resort community which includes a Four Seasons Hotel, Jack Nicklaus and Tom Weiskopf golf courses, spa, and several dining facilities. In this role, Richard led the management of the resort operations and real estate development. He led the creation of the second phase master plan and oversaw the development of a broad mix of single family homes and lots, multi-family units, significant infrastructure projects, and expansion of the amenities.

Richard was Director of Development for the Lanai Company, Inc. where he was responsible for the day to day operations of residential developments at Koele and Manele Bay. He also directed the sales and marketing program, created the membership program, established and operated the property management services to its members.

Richard is a full member of the Urban Land Institute where he chair of the Recreational Development Council and has served as a speaker at the Institute's Golf Course Conferences. He has an MBA from the Anderson School at UCLA and a BA from the University of California at Berkeley.

**Suzanne Nienaber**  
**Partnerships Director**  
**Center for Active Design**  
**New York, NY**

Suzanne Nienaber works at the Center for Active Design, an independent not-for-profit organization dedicated to promoting health through the design of buildings, streets, and neighborhoods. With expertise in training, outreach, and facilitation, Suzanne has orchestrated over 60 presentations and workshops on the topic of Active Design.

As the Partnerships Director for the Center, she is responsible for developing consultancy relationships and collaborative partnerships with a variety of communities and organizations interested in transforming the built environment to improve public health. Suzanne designs and facilitates training sessions and interdisciplinary programs to engage a range of stakeholders in discussing design, development, planning, and policy issues.

Suzanne holds a Master of Urban Planning from New York University and has over a decade of experience working in the field. Her past projects as a private sector planning consultant range in scope from regional, multi-jurisdictional visioning initiatives to neighborhood-scale urban design plans. Suzanne is an AICP-designated planner, and she is also certified by the National Charrette Institute. Prior to her planning career, she worked in the field of international public health.

**Klaus Philipsen**  
**ArchPlan, Inc.**  
**Philipsen Architects**  
**Baltimore, MD**

Klaus Philipsen, FAIA, LEED AP is president of ArchPlan Inc., an architecture firm in downtown Baltimore specializing in community revitalization, building rehabilitation and adaptive re-use, historic preservation and transportation planning since 1992. He has been named a Fellow of the American Institute of Architects in 2011 for being an example of what it means to be a citizen architect and using his professional skills over his entire career to affect communities through advocacy for urban revitalization, public transportation and managed growth. His actions have shaped Maryland's nationally recognized smart growth policies, the renaissance of Baltimore and inspired young people to become citizen architects themselves. David Dixon, FAIA noted that his work—ranging from smart growth to neighborhood preservation and transit oriented development—exemplifies his principles and passion.

As president of his architecture firm he currently works on major transportation projects such as the \$2.5 billion Baltimore Red Line, a planned surface-subway light rail line, and a large bus transit center in Langley Park Maryland and is architect on record for a catalytic urban infill project comprised of a restaurant and museum complex on Baltimore's Pennsylvania Avenue, the former hub of African American culture in Baltimore. His small firm has completed many large and award winning urban planning, housing, and commercial and reservation projects.

Additionally, Philipsen is involved with several influential organizations and has worked in many advisory functions such as the Board of Directors and co-founder of 1000 Friends of Maryland, a well-respected statewide growth management group; Vice President of NeighborSpace, a Baltimore County urban land trust; President of the Board and co-founder of D center, a non-profit design center in Baltimore devoted to design as a problem solving tool; Co-chair of the Urban Design Committee of AIA Baltimore since 1995; Member of the national Regional and Urban Design Committee of AIA (RUDC) appointed by the President of AIA National; past member of the Baltimore County Design Review Panel; past member of the Maryland Growth Commission, Subcommittee on Planning Techniques; past member of a blue ribbon panel to study TOD in Maryland under then Transportation Secretary John Porcari (2000); 10 year member of a Borough Council in Stuttgart-Bad Cannstatt (1976-1986)

Philipsen received a master's degree of architecture in Stuttgart, Germany in 1975. He has also worked as an architect and planner in Stuttgart, Germany and London, England and resides in the US since 1986. He has taught architecture and urban design as adjunct faculty at the University of Maryland and at Morgan State University. He is an associate member of ULI for many years.

**Bob Taunton**  
**President**  
**Taunton Group, LLC**  
**Boise, ID**

Bob Taunton is President of Taunton Group, LLC, based in Boise, Idaho. Since mid-2007, he has provided community development consulting services to both private and public sector clients. Notable assignments include:

- Leading the research and development of a collective impact strategy to deliver safe, healthy and environmentally responsible homes to low-income families, including the identification of interventions and outcome metrics to demonstrate changes in lives over time
- Directing a \$1.2M engineering study for a planned \$300M water delivery project
- Managed the planning approvals of a 1,350 acre resort and lifestyle community that was designed to preserve working farms
- Developing 50-year growth and future land use projections to support the preparation of a Comprehensive Aquifer Management Plan
- Providing guidance on a bank workout assignment to reposition a failed planned community
- Assisting a charter school developer with a national business strategy

Prior to forming Taunton Group, Bob spent over 25 years as a public planner and residential community developer. For 16 years he was the key principal for 2 public real estate entities and planned over 25,000 home sites and other community uses, developed over 1,600 residential lots and delivered over 600 single family homes.

Among Bob's many accomplishments is the creation of the \$300M Rancho Viejo planned community in Santa Fe, NM. Building upon his early design and conservation background, he brought to market a pioneering sustainable, healthy and affordable community. Rancho Viejo has been honored for its extensive land preservation, mixed-use and healthy walkable community design, standard setting water conservation program, and for its 15% affordable housing integrated into the community.

Bob is a long time member of the Urban Land Institute having served on the national Community Development and Sustainable Development Councils. He is a founding member of the ULI Idaho District Council and is its current Past Chair and 8-year member of the Management Committee. While Chair he directed the work of the District Council to advise local and regional governments on mixed-use downtown development and sustainable agriculture.

Bob holds an undergraduate degree in Environmental Studies (Architecture) and a graduate degree in Environmental Studies (Environmental Planning).

**Ross Tilghman**  
**Director**  
**Tilghman Group**  
**Seattle, WA**

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

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

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

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

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

**Waverly Wood**  
**Coordinator, Center for Design & Health**  
**University of Virginia**  
**Charlottesville, VA**

Waverly Wood is Coordinator at the University of Virginia's Center for Design and Health, which pursues and funds cross-disciplinary research to aid the design and planning of communities focused around human and environmental health. The work of the Center focuses on a variety of health issues, including the design and planning of patient-centered medical facilities, housing, neighborhoods, communities, cities, and regions.

As Research Associate for UVA's Institute for Environmental Negotiation and Graduate Research Fellow for UVA's Center for Design and Health, Waverly gained experience in the analysis and design of healthy communities. The Institute for Environmental Negotiation plans and implements projects concerning environmental justice, food systems, sustainable development, land conservation, and community engagement throughout Virginia. While working with the Institute, Waverly assisted in planning the Virginia Food Heritage Project, and wrote and organized the executive summary report. During her fellowship with the Center for Design and Health, Waverly contributed to an academic article overseen by the Center, which addresses the essential collaboration between public health, urban planning, and architecture when designing healthy communities. She also conducted a partial Health Impacts Assessment to be used in the relocation process of the University of Virginia's Primary Care Health Facility.

While interning for Sustainable South Bronx, Waverly was able to use her critical analysis, leadership, and community engagement skills. She analyzed complex material and communicated it through a user-friendly comprehensive community profile of the Bronx area. The community profile includes an analysis of local policies, local environmental issues, community opinion, and recommendations for future research.

Waverly earned her Masters in Urban and Environmental Planning from the University of Virginia's School of Architecture in December 2012, and has a Bachelors of Science in Psychology from Virginia Commonwealth University.

**Tamara Zahn**  
**President**  
**Zahn Associates**  
**Indianapolis, IN**

Tamara Zahn is president of Zahn Associates, specializing in building stronger communities. She has more than 35 years of community and urban development experience.

Tamara recently retired as founding president of Indianapolis Downtown, Inc. (IDI) a not-for-profit organization strategically focused on developing, managing and marketing Downtown Indianapolis since its formation in 1993. She was instrumental in the revitalization of Downtown Indianapolis. During her tenure, nearly \$8 billion of development was completed and IDI designed and implemented a number of innovative economic/cultural development, security, parking, placemaking and marketing programs. She was involved in developing and managing Indianapolis' cultural districts and the Cultural Trail.

Prior to IDI, Tamara consulted in cities throughout the United States. Clients included Simon Property Group, The Rouse Company's American City Corporation and The New York Port Authority.

Tamara serves on a number of boards, including the Indianapolis Cultural Trail and is chair-elect of International Downtown Association (IDA). She has served on the Host Committees for NFL Super Bowl 2012, NCAA Final Fours and other major events. She was recognized as one of the first "40 under 40" and "Most Influential Women" in Indianapolis. Tamara is the recipient of marketing and leadership awards from IDA, International Council of Shopping Centers and numerous civic organizations. She was an Olympic torch bearer in honor of her efforts to revitalize Indianapolis Downtown and Holliday Park. Tamara graduated summa cum laude with a degree in real estate from Indiana University.

## **ULI Project Staff**

**Thomas Eitler, AICP**  
**Vice President, Advisory Services**  
**ULI-the Urban Land Institute**  
**Washington, DC**

Tom Eitler is the Vice President of Advisory Services for the Urban Land Institute, a nonprofit education and research institute that focuses on issues of land use, real estate and urban development. The mission on the Institute is to providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Since 1947, ULI has been conducting Advisory Service panels that provide strategic advice to communities and organizations on a wide variety of real estate development, urban planning, and urban design and public policy subjects.

Mr. Eitler is an urban planner and land use professional with more than 20 years of experience in comprehensive planning, revitalization, historical preservation, transportation systems, infrastructure planning, and sustainable design. He is an expert on US zoning law, municipal codes, and urban design and government operations. He has prepared and conducted dozens of community engagement plans, charettes, advisory groups, workshops and panels. Mr. Eitler has authored numerous plans, studies, strategies, articles and reports on urban planning, design, land economics, public administration and real estate development. He has participated more than 40 ULI Advisory Service Panels and has managed more than 100 panel assignments since 2006. He has directed urban planning projects in both the public and private sector in a variety of locations throughout the United States, Europe and Asia.

Prior to joining the Urban Land Institute Mr. Eitler was a principal with Community Planning Associates LLC, a land planning consulting firm based in Washington, D.C. Before that he was Director of Operations for the Onyx Group, a planning and architectural firm with offices in Virginia, California, and Hawaii. Prior to that, he was a principal planner with a number of local governments, including Chief of the Long Range Planning for Prince William County Virginia where he helped established the County's first urban growth boundary initiative, Traditional Neighborhood Design ordinance and financial guidance for its impact fee system.

He has a Masters in Urban & Environmental Planning from the University of Virginia's School of Architecture and three undergraduate degrees in urban studies, political science and public administration. Mr. Eitler is a member of the American Institute of Certified Planners and the land economics honorary society Lambda Alpha International.

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

Caroline Dietrich is the Logistics Manager for the Education and Advisory Group at the Urban Land Institute. In this capacity, she coordinates the logistics for all of ULI's advisory panels and advisory service functions, all Professional Development workshops and a variety of other events within the

*All biographies as of 4/5/13*

group. In addition, she works closely with the Daniel Rose Center, assisting them with logistics for retreats, forums and fellowship events. Before joining ULI, Dietrich worked for the Juvenile Diabetes Research Foundation, as a gala assistant where she oversaw the planning and production of the annual “Night of Hope” Gala and silent auction. She worked closely with the Gala committee and JDRF staff to help raise over 1.7 million for research. Prior to her work with JDRF, Dietrich spent 6 years as an elementary school teacher in Fairfax, Virginia, teaching social studies and language arts to 5th and 6th graders.

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

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

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

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

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

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