



**Urban Land  
Institute**

**Advisory Services Program**

# **Longboat Key, FL**

Advisory Services Panel

October 20-25, 2013

Biographies

## Chair

**Kamuron Gurol**  
**Director of Community Development**  
**City of Sammamish**  
**Sammamish, WA**

Kamuron has served as Assistant City Manager and Community Development Director for the City of Sammamish since 2005. Sammamish is a new city (incorporated 1999) that formed to gain greater control over local issues, especially growth and development challenges. His team has successfully navigated an innovative Town Center plan (using a hybrid of performance and traditional zoning tools) and new Shoreline Master Program (using an incentive-based strategy to improve habitat while recognizing property rights) through the rough waters of public comment, planning commission review, state agency approval and city council adoption. Sammamish also received a 2009 Governor's Smart Community award for our over-the-counter permit approval process.

Prior to that, Kamuron worked as a corridor planning manager for the Washington state DOT Urban Planning Office, where he oversaw corridor improvement plans for several large state highways in the greater Seattle area. As director of the Kitsap County Department of Community Development, Kamuron was responsible for all aspects of community development department (building plan review and inspections, land use permits, long range planning and a CDBG grant program) serving about 250,000 residents. As manager of the Snohomish County Planning Division, he was responsible for successful policy development for the county comprehensive plan and various subarea plans, for planning policy issues with 20 cities, and for county GIS and demographic work products. He began his work in public administration, planning, environmental and natural resources with King County where he created a nationally-recognized transfer of development rights program.

Kamuron holds a Bachelor of Science degree in Geology from the University of Washington and a Master of Public Administration degree from the Kennedy School of Government at Harvard University.

## Panel

**Angelo Carusi**  
**Principal**  
**Cooper Carry, Inc.**  
**Atlanta, GA**

Angelo has been designing with Cooper Carry's Atlanta office for 28 years. For the last 20 years of his career, Angelo has focused on mixed-use master planning and retail design. Named a Principal in the firm's retail studio in 2000, he most recently directed the design of The Shops at Wiregrass, a one million square foot lifestyle center in Tampa and The Mercato, a half million square foot mixed-use community located in Naples, Florida. Over the years, his projects have received several of the retail industry's highest design honors, including an International Council of Shopping Centers (ICSC) Award of Merit for the renovation of Charlottesville Fashion Square in Virginia. Angelo holds a Bachelor of Architecture degree from the University of Tennessee. He is a LEED Accredited Professional with the United States Green Building Council, a member of the American Institute of Architects, the Urban Land Institute (ULI), the International Council of Shopping Centers and the Buckhead Business Association.

For over 11 years, Angelo has taught courses on making critical decisions for retail renovations and mixed-use design at ICSC University. He has also participated on many ICSC and ULI panels and has published articles in Retail Traffic, Retail Construction and ULI's Development Magazine.

**Bill Clarke**  
**Planning Consultant**  
**Ross, CA**

Mr. Clarke is licensed as both a civil engineer and as a landscape architect and has over 30 years experience in planning, design and construction projects. He currently consults to developers and other planning and design firms and public agencies, on issues ranging from new community plans to site planning and engineering.

For over twenty years Mr. Clarke was with two of the largest landscape architecture firms in the country. As a Principal at The SWA Group in Sausalito, CA, he worked on projects including the Weyerhaeuser Corporate campus outside Tacoma, Washington, the engineering planning for the Woodbridge new community in Irvine, CA and for ARAMCO compounds in Saudi Arabia. As a Principal at EDAW, Inc. Mr. Clarke led a team which won a design competition for a government complex in Doha, Qatar, prepared two specific plans for over 6,000 homes and 800 sqf of office industrial land in Tracy, CA, and prepared construction documents for Washington Harbour in Washington, D.C.

In recent years, Mr. Clarke's work has centered on the planning and implementation of a variety of projects. Among these projects he has been an 11,000 acre residential development near Livermore, CA, for an 800-acre commercial / industrial plan in Tracy, CA, and a 300-acre business park in Livermore, CA. He was also part of a team preparing a resource management plan for the country of Palau. Currently he is working on the implementation of a town center for the new community of Mountain House, CA.

**Greg Cory**  
**Principal**  
**Land Use Economics**  
**San Francisco, CA**

Until 2009 Mr. Cory was Senior Vice President with Economics Research Associates (ERA). The ERA brand was absorbed by a publically traded engineering company in 2007, the name extinguished, and the historic consulting lines largely abandoned. In order to rekindle the unique culture that was embodied in ERA, he founded his own company, Land Use Economics, LLC ([www.LUEllc.com](http://www.LUEllc.com)) headquartered in San Francisco.

Greg is also founder of the Land Use Guild International ([Landuseguild.org](http://Landuseguild.org)), a member based consortium of seasoned, respected practitioners with similar backgrounds dedicated to sharing knowledge and resources, helping to maintain standards, and providing peer review of each other's work as an additional service to clients. The Guild represents the resources of four separate companies, a combined expertise of more than 130 years, and experience in over 50 international markets.

Greg has specialized in developmental economics throughout his career. While he has dealt with a broad cross section of land uses he has specialized in tourism and resort development due to the potential impact on lesser developed economies. He has accumulated over 30 years' experience in analyzing the demand for hotels, resorts, and recreation oriented facilities, has studied more than 450 resorts in over 45 international markets in depth, and is a frequent lecturer on resort economics and tourism. While at ERA he served as head of the Resort Practice Group, and was the corporate representative to the Caribbean Tourism Organization (CTO), the National Golf Foundation (NGF), and the National Ski Area Association (NSAA). He also served as Chairman of the Recreation Development Council of the Urban Land Institute, and is a contributing author for two books on resort development published by that organization, specifically the [Resort Development Handbook](#) and [Developing Golf in Residential Communities](#).

**Zachary Greene**  
**Director of Commercial Properties**  
**MassDevelopment**  
**Boston, MA**

Zach Greene is the Director of Commercial Properties in the Real Estate Department at MassDevelopment. He has been actively involved in all of the Agency's real estate dealings, and has been a leader in the largest and most complex deals evaluated and undertaken during his tenure. MassDevelopment is the Massachusetts' public economic development and real estate development agency. The Agency's real estate activities include consulting to cities and towns regarding underutilized or distressed publicly- or privately-owned properties; planning for downtown and district real estate and economic development and revitalization; development of surplus Federal, state, county, and municipal properties; due diligence on dozens of properties each year in support of MassDevelopment real estate deals or those by other parties; and tenanting and otherwise managing the real estate assets in its portfolio.

Zach is an expert commercial real estate analyst and appraiser who has evaluated dozens prospective real estate deals with MassDevelopment, and has followed at least one (1550 Main in Springfield, MA) through the entire development process. All of these deals involved distressed properties in economically challenged cities. His current responsibilities include oversight of the agency's varied commercial property portfolio which includes Class A, downtown office buildings, lab/flex space, and a state owned fish pier.

Prior to his public sector real estate career, Mr. Greene was a commercial real estate appraiser with Byrne McKinney and Associates in Boston. Projects included the appraisal and analysis of more than \$1.5 billion of real estate located throughout New England, including over 10,000 existing and proposed apartment and condominium units and 5 million square feet of Class A & B office space. In addition to valuation assignments Mr. Greene worked with the firm's

principles on consulting assignments covering existing and proposed large-scale developments throughout New England.

Mr. Greene holds a BA degree in Economics from Brandeis University.

**Jim Hill**  
**Acting Director**  
**Ivory Boyer Real Estate Center, University of Utah**  
**Park City, Utah**

Jim Hill is Acting Director of the Ivory Boyer Real Estate Center at the University of Utah David Eccles School of Business. He is a Partner with East West Partners active in real estate development acquisitions, based in Park City, Utah.

Jim has enjoyed a 30-year career in real estate development. He was Managing Partner-Utah for East West Partners from 2003 to 2011 developing and selling 150 ski homes at Deer Valley Resort in Park City. He led East West's team in Denver on the early development of Riverfront Park, a downtown neighborhood of 10 city blocks. Jim was with the Walt Disney Company for 9 years focusing on real estate and resort projects in Europe, Latin America and North America. Based in Paris, France, he opened the first hotel at Euro Disney as project manager of the 1,000 room Hotel Cheyenne. He started his career in 1984 in Washington DC in development and leasing of office and commercial properties. He is a member of the Urban Land Institute.

He is active as an angel investor as a member of the Park City Angel Network, and has served as a mentor for BoomStartup business accelerator in Salt Lake City. He served as a Board member of the Park City Community Foundation, and is on the Advisory Board of the Peace House, a women's shelter in Park City.

Jim holds an MBA from the University of Chicago and a BS in Economics from Brigham Young University. He lives in Park City with his wife Cathy. They have 3 adult children who live in Istanbul, Siberia and Paris. Jim enjoys travel having visited over 60 countries, and is fluent in French.

**Donna Lewis**  
**Planning Director**  
**Mercer County New Jersey**  
**Trenton, NJ**

Donna Lewis is the Planning Director for Mercer County, New Jersey's Capital County. She has served Mercer County for 25 years. Mercer County is geographically and economically diverse. The county is comprised of large contiguous agricultural areas, suburbs, classic small towns and Trenton, the State capital city. Her office is responsible for transportation and infrastructure planning; open space, historic and farmland preservation; Land development review and redevelopment planning. The office also administers the Open Space Preservation Trust Fund which generated \$15 million annually.

Ms. Lewis managed the award winning restoration of the Louis Kahn Bath House in Ewing NJ, the former site of the Jewish Community Center. This modern structure is individually listed on the National Register of Historic Places and was featured in the movie "My Architect," made by Nathaniel Kahn, the son of Louis Kahn. She is a past member of the National Urban and Community Forestry Advisory Council, an advisory board to the US Secretary of Agriculture.

Ms. Lewis also served on the Transportation Research Board (TRB) Transportation Needs of National Parks and Public Lands Committee and is a "friend" to the TRB Access Management Committee. She is also a member of The Central Jersey Transportation Forum Steering Committee and the Delaware Valley Regional Planning Commission. She has participated in two National Cooperative Highway Research Panels and in the national scan of best practices in highway access management. Ms. Lewis has sponsored two Urban Land Institute Advisory Panels and served on numerous Advisory Services Panels.

Ms. Lewis holds Bachelor Degrees in Political Science and English from The College of New Jersey and a Master of City and Regional Planning from Rutgers University. She is a NJ licensed Professional Planner and a member of the American Institute of Certified Planners. She has also been an adjunct professor at the College of New Jersey. She is a Court Appointed Special Advocate for children in the foster care system.

**David Panagore**  
**Executive Director**  
**New Haven Parking Authority**  
**Hartford, CT**

David Panagore is currently the New Haven Parking Authority executive director. He has 20 years of experience managing major municipalities and city development organizations.

Mr. Panagore was previously Chief Administrative Officer for the City of Hartford where he managed more than 2200 staff and the city's \$554 million budget. He led the city through a significant mayoral transition period. Upon his leaving the city, the Hartford Courant called him "an urbanist with vision." He also served as Chief Development Officer where he led the city through a community-driven comprehensive planning process called "One City, One Plan". Mr. Panagore was also instrumental in launching the iQuilt arts-based place-making strategy. His efforts at art-based economic development in Hartford were recognized by the National Community Development Association with the Audrey Nelson Community Development Award. During his tenure, he structured 3 major public private partnership transactions involving several major Hartford landmark properties.

Prior to Hartford, Mr. Panagore was Chief Development Officer for the city of Springfield, MA where he spearheaded a number of development projects and corridor initiatives for the city. He arrived in Springfield as the Deputy Executive Director serving as the state's overseer as part of Springfield's state receivership.

Mr. Panagore has also led major development projects in San Jose, CA and Boston, MA. In San Jose he worked for the San Jose Redevelopment Agency where he managed the Story & King Retail Revitalization Project: a \$150 million, 275,000 SF on 24 acres. He managed North San Pedro Project: on 9.3 acres 14 development sites slated for 750 +/- market rate and affordable homes; retail and grocery; \$14M in public improvements. Other duties included the San Jose Performance and Event Center Study, project management of first luxury housing downtown development.

While working for the Boston Redevelopment Authority, he served as the project director for the new Boston Convention and Exposition Center - a \$700 million, 1.9 million square foot with 1,200 room hotel implementation. Actions include: 68 acre site acquisition, 92 business relocations and demolition of 30+ structures. Duties included: asset management (1M SF); state and local development permitting; community relations; urban design; transportation and infrastructure oversight; financial management.

**Kenneth Voigt, P.E.**  
**Ayres Associates**  
**Waukesha, WI**

Mr. Voigt has more than 40 years of experience in traffic engineering and transportation planning. He has worked on traffic study projects that include National Airport in Washington, D.C., Miller Park, University of Wisconsin – Milwaukee, the City of Charlotte, NC, the City of Madison, WI and numerous private developments. He teaches traffic engineering and environmental impact courses at the University of Wisconsin-Milwaukee and intersection design, traffic impacts of land development, traffic safety and parking courses for the University of Wisconsin Engineering Extension. Mr. Voigt is certified as an ADA instructor by the Association of Pedestrian and Bicycle Professionals. Mr. Voigt's experience on large, complex corridor management projects ranging from capacity improvements to neighborhood and downtown parking studies, along with his common-sense approach to traffic management, provides insight into solving clients' traffic problems.

Mr. Voigt is the immediate past president of the Institute of Transportation Engineers. He has received numerous awards and has presented papers at the TRB Urban Street Symposium, American Planning Association, Institute of Transportation Engineers, American Public Works Association, Transportation Research Board Annual Meeting, and ITS World Congress meetings. Mr. Voigt has recently been involved in numerous corridor context sensitive design studies and assisted the State of Indiana with the development of their statewide CSS guidelines.

## 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 political science, public administration and urban studies. Mr. Eitler is a member of the American Institute of Certified Planners and the land economics 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 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.

**Basil Hallberg**  
**Senior Associate, ULI Center for Capital Markets and Real Estate**  
**ULI-the Urban Land Institute**  
**Washington, DC**

Basil Hallberg is the Senior Associate of the Center for Capital Markets and Real Estate at the Urban Land Institute, a nonprofit education and research institute that focuses on issues of land use, real estate and urban development. The mission of the Center is to promote understanding of the real estate capital markets and provide leadership in fostering a healthy and productive real estate industry and capital markets sector that in turn promote thriving and sustainable communities worldwide, through research, trend analysis, education, events, publications, websites and web-based resources, advocacy, and thought leadership.

Basil works on a number of existing and new projects, notably the ULI Real Estate Business Barometer, the new ULI Metro Area Business Barometer, a new quarterly survey of real estate economists, Emerging Trends, and other projects. He previously worked as a brokerage services associate at Cushman & Wakefield/Thalhimer Commercial Real Estate in Virginia Beach, VA. He holds a B.S. in Finance and a Masters in Urban and Regional Planning, both from Virginia Tech.