

ULI Arizona - Reinvent PHX Development Convening *Placemaking through Walkable Urban Codes*

May 5, 2015
4:30pm – 6:30pm

Speaker Biographies



Chris Achenbach, RA, Principal, Director of Construction Zocalo Community Development

Chris is a licensed Architect, General Contractor, and co-founding Principal of Zocalo Community Development, Inc. As Director of Construction, Chris manages the design and construction of urban, LEED certified mixed-use projects for Zocalo, serving as General Contractor or Construction Manager, depending on project requirements. This architect-led, design-build approach maximizes value, streamlines decisions, and is fundamental to the delivery of high quality sustainable projects.

Chris received a degree from the University of Vermont and a Master of Architecture degree from the University of Colorado. He has served as Chair of the Colorado Urban Land Institute (ULI), serves on the ULI Colorado Executive Committee, and is Co-Founder of the ULI Sustainable Communities Committee. He has served as Vice Chair of ULI Colorado, on the Habitat for Humanity of Metro Denver Sustainable Building Task Force, and the Denver Mayor's Development Advisory Committee.

The name "Zocalo" originates from the Aztec Culture, and means a gathering place, a town center or central plaza found in nearly every Latin American Town. Since inception in 2004, Zocalo has constructed some of the most successful mixed-use, high-density, LEED Certified residential projects in the Colorado Front Range. Recent projects included Coda, 175 units registered LEED Gold in Cherry Creek, Cadence Union Station, 219 units and LEED Gold registered in the Union Station neighborhood; 2020 Lawrence, a 231 unit LEED Gold registered mixed use building; Solera Apartments, a 120 unit LEED Gold building completed in 2010; Riverclay Condominiums, a 62 unit mixed-use project and the first condominium building in the Rocky Mountain region to be certified LEED Silver.



Diana "Dede" Yazzie Devine, President / CEO Native American Connections

Dede has been working with Native American urban and tribal entities since 1972 and has been employed as the CEO of Native American Connections (NAC) since 1979 – for over 35. NAC is a 501 (c) 3 Native American operated nonprofit corporation that provides comprehensive behavioral health services, affordable housing, and community based economic development opportunities. NAC serves all populations with a targeted mission to serve Native Americans living both in the Phoenix urban area and from tribal communities. NAC offers innovative research-based behavioral health counseling and general mental health and substance abuse services that are integrated with Native cultural and traditional healing practices. In addition, NAC developed, owns and operates over 600 units of affordable housing for working families and permanent supportive housing for homeless individuals along the light rail in Central Phoenix. NAC has been a leader in multi-family housing LEED Platinum Certified building.

Ms. Devine has an MBA from Arizona State University and holds International and State licenses in substance abuse counseling. She dedicates her time to local, state and national boards/committees including: Founding board member Native Home Capital and People of Color Network; (Current advisory boards) St. Joseph's Hospital and Medical Center; Maricopa Integrated Health System Audit and Compliance; City of Mesa Housing; Arizona State University Lodestar Center for Philanthropy & Nonprofit Innovation; (Past) Federal Home Loan Bank - Affordable Housing Advisory Board; St. Mary's High School Board President; and Robert Wood Johnson National Mentor for Developing Leadership.

Ms. Devine's leadership and dedication have been recognized within the community with the following honors: Valley Leadership's Woman of the Year (2003), ONE (Organization for Nonprofit Executives) Executive Director of the Year (2006), YWCA's Business Leader Award (2008); Arizona's Centennial Legacy Project – Arizona's 48 Most Intriguing Women (2012); Phoenix Business Journal's 25 Most Admired CEOs (2012), and ASU WP Carey School of Business Hall of Fame (2012).



Adam Lankford, Vice President of Development Wasatch Advantage Group

Adam started working for The Wasatch Group in 2008 and has been in the land development profession since 1998. Over the past 17 years Adam has worked in both the public and private sectors including, municipalities, AOGs, consulting firms, corporate real estate and home building. Adam has entitled/developed over 9,000 units in Utah, Colorado, Arizona and Idaho. Past projects range from land leasing on federal/tribal lands to 1000-acre new community design to the development of urban infill podium apartments.

Adam's expertise is in the management of the predevelopment phase of real estate development, as projects move from raw land to vertical construction. His skills include: acquisitions, contract negotiations, entitlements, site planning and development, consultant management and finance and budgets. Adam has entitled/developed over 9,000 units in Utah, Colorado, Arizona and Idaho.

He currently works for Wasatch Advantage Group, the apartment division of The Wasatch Group, in Salt Lake City as VP of Development. The Wasatch Group is a fully integrated real estate development, construction, property management and guarantee capital company, with holdings that include over 16,000 apartment units and over 3 million square feet of office, with assets totaling over \$4 billion.

Adam holds a B.S. in City and Metropolitan Planning from the University of Utah and an M.L.A. in Planning and Landscape Architecture from Utah State University.



**Tim O'Neil, Co-Founder of Ironline Partners, LLC
and Principal, Evergreen Devco**

Tim is a principal at Evergreen, a diversified real estate company specializing in retail, commercial, and multi-family development, asset management, property management, and leasing. Tim manages Evergreen's strategic capital and investor relationships, international partnerships and internal culture program. Tim has served as Vice President of Development, Director of Zoning and Entitlements and Director of Acquisitions, and he successfully capitalized more than 100 individual projects during his 16-year relationship with Evergreen.

Tim is also co-founder and principal at Ironline, a boutique real estate investment and development company specializing in opportunistic and high value-add infill projects.

Tim is a fifth generation Arizona native, a graduate of Brophy College Prep, the University of Arizona and Thunderbird Graduate School of International Management, and a proud father of daughter Daly and son Roic.



**Daniel Parolek, AIA, Founding Principal
Opticos Design, Inc.**

Daniel Parolek is a nationally recognized thought leader in architecture and urban planning related to creating walkable communities. Daniel has led the field in rethinking the way land development is regulated to encourage more sustainable, urban development by utilizing the practice of Form-Based Coding (FBC): He co-authored the first comprehensive book on the topic and helped found the Form-Based Code Institute to educate about FBC best practices. Daniel's recent work also has focused on implementing Missing Middle Housing in order to address shifting demographics and a

growing demand for walkable urban living.

Recent projects include a LEED-ND Gold Certified transit-oriented urban community in Hercules, CA, winner of the Gold Nugget Award; an award winning 18' deep infill project along Octavia Blvd in San Francisco; a strategy to revitalize and encourage investment in Cincinnati, OH's urban neighborhoods, which won the 2014 CNU Charter Award Grand Prize; and Arizona's first two FBCs in Flagstaff and downtown Mesa. He is also currently working on CodeNext, the citywide Land Development Code update for Austin, TX.

Daniel founded Opticos Design, Inc. in 2000, a founding B Corporation and California Benefit Corporation committed to a triple bottom line. Daniel grew up in a small town in Nebraska with a vibrant main street where he developed his passion for walkable urban communities and now lives in Berkeley's Westbrae neighborhood. He enjoys exploring urban places on foot and bike, cooking, traveling, and supporting local businesses.



**Wellington "Duke" Reiter, FAIA, ULI Arizona Chair
Senior Advisor to the President, Arizona State University**

Duke Reiter is the Senior Advisor to the President of Arizona State University with particular focus on university/city integration. He also coordinates specific initiatives related to higher education, healthcare, and sustainability.

Over the past twenty years, Reiter has played numerous roles: community leader, academic administrator, faculty member, architect, urban designer, and public artist. In the course of his career, he has established a track a record of highly effective partnerships with public office holders, the business community, non-profit groups, professional organizations, developers, and universities. Central to his diverse portfolio of experience has been the construction of mutually beneficial relationships between the institutions he has led and the cities in which they are located. A student of higher education, urban design, and entrepreneurship, Reiter is particularly interested in the economic, cultural, and sustainability of major US metro areas and the engagement of the top tier colleges and universities that are embedded within them.

Mr. Reiter was a key player in the conceptualization and creation of the award-winning Downtown Phoenix Campus for ASU. Reiter is the past President of the School of the Art Institute of Chicago, the former Dean of the College of Design at Arizona State University, and a long-time faculty member at MIT in the Department of Architecture. He is the recipient of the Arizona Architect's medal and is a Fellow of the American Institute of Architects. He is presently the Chair of the Urban Land Institute in Arizona and is a national Trustee of the organization. A monograph on Reiter's work, *Vessels and Fields*, is available from Princeton Architectural Press.



**Alan J. Stephenson, Director
Planning and Development Department, City of Phoenix**

Alan is the Director of the Planning and Development Department for the City of Phoenix. The Planning & Development Department ensures that safe and legal structures are built in Phoenix and guides the physical development of the city. Planning deals with issues from the individual parcel level to the regional level within a time frame of today to 25-plus years with significant citizen input. The Development Division reviews and approves all public and private construction projects along with issuing building permits for everything from single-family homes to high rise development. The Historic Preservation Office is also a function of the Department. The Department has a \$46 million a year budget and employees over 300 people.

Alan has an extensive record of innovative problem solving, community engagement in planning and development, and working hard to streamline services to the public. Alan joined the City of Phoenix as a Planner I in 2000, and has worked as Planner II, Planner III, Principal Planner, Zoning Administrator, Deputy Director, and Assistant Director.

Alan has a Bachelor of Arts in Political Science and a Master of Environmental Planning, both from Arizona State University. He will continue to lead the department's important work on the General Plan Update, Reinvent PHX and continued streamlining of development and permitting processes.