

ULI Los Angeles TOD Summit 2011**Thursday, June 2, 2011****Pasadena Convention Conference Center****300 East Green Street****Pasadena, CA 91101**

8:00 AM- 9:00 AM

Registration and Networking Breakfast

9:00 AM- 9:20 AM

Opening Remarks

Mayor Bill Bogaard, City of Pasadena

9:20 AM- 10:45 AM

Plenary SessionMorning Keynote Speaker: **Therese McMillan**, Deputy Administrator Federal Transit Administration in the U.S. Department of Transportation (DOT)

Technical Assistance Panel Presentations for the Cities of Inglewood, Compton, Santa Monica, and Baldwin Park

10:45 AM- 11:00 AM

Transition Break

11:00 AM- 12:15 PM

Breakout Sessions A

1. Where is the "T" in TOD? What is the status of major projects in Los Angeles County?
2. The Primacy of the Neighborhood Interface: NIMBYism and Alternatives to Creating More Effective Interaction and More Desired Results
3. Navigating the TOD Entitlement Process
4. Filling the Equitable TOD Funding Silo

12:15 PM- 1:15 PM

Lunch Break

Afternoon Keynote Speaker: **Henry Cisneros**, Chairman, CityView and Former Secretary of the US Department of Housing and Urban Development (HUD)

1:15 PM- 1:30 PM

Transition Break

1:30 PM- 2:45 PM

Breakout Sessions B

1. Where is the “D” in TOD? or Where are the opportunities in TOD/TAD now?
2. Strategies for Equitable Transit-Oriented/Transit-Adjacent Developments
3. Design Challenges and Successes: The Pasadena TOD Case Studies
4. The Transbay Transit Center Project presented by Arup

2:45 PM- 3:00 PM

Transition Break

3:15 PM- 4:30 PM

Breakout Sessions C

1. Forming Public/Private Partnerships to Finance TOD
2. Lessons Learned, Shared and Leveraged in TOD for 2011 - The Needs of Communities, Agencies and Developers
3. How Can State Policy Spur TOD Development
4. TOD Case Studies – Leading Edge Projects in North America

4:30 PM- 6:00 PM

Walking Pasadena TOD Site Tours

1. Mission Meridian
2. Del Mar Station
3. Holly Street Village
4. Del Mar Station & Holly Street Village

6:00 PM- 8:00 PM

Closing Reception

BREAKOUT SESSIONS A

***Where is the “T” in TOD? What is the status of major projects in Los Angeles County?* 11:00 AM-12:15 PM**

A conversation between and presentation by the managing agents of the authorities responsible for the planning and construction of various transit infrastructure projects/ lines including: the Expo Light Rail Line, the Gold Line, the Westside Subway Extension and the Regional Connector Transit Corridor.

Moderator: Richard Katz, CAHSRA, Metro, and Metrolink Board Member
Speakers: Richard D. Thorpe, CEO, Exposition Construction
Habib F. Balian, CEO, Metro Gold Line Foothill Extension Construction Authority
Martha Welborne, Executive Director of Countywide Planning, Metro

***The Primacy of the Neighborhood Interface: NIMBYism and Alternatives to Creating More Effective Interaction and More Desired Results* 11:00 AM-12:15 PM**

A critical issue in developing TOD projects has been how to address local community opposition. Is there a new approach that could improve these relationships, accelerate projects and better optimize outcomes? In a lively discussion, hear how people involved in all sides of the issue have addressed this, and what opportunities exist for creating new modes of effective interaction.

Moderator: Terry Tornek, City of Pasadena District 7 Council Representative
Speakers: John Kaliski, Principal, Urban Studios
Danny Tabor, Former Mayor, City of Inglewood
Daniel Falcon, Senior VP, Baron McCormick Salazar
Noah Stein, Community organizer and founder of Petrarch’s Village

***Navigating the TOD Entitlement Process* 11:00 AM-12:15 PM**

TOD Projects are some of the most complex to entitle because they typically involve multiple agencies, jurisdictions and municipalities. In many cases, these projects are initiated as RFP’s and then structured as Public, Private, Partnerships (PPP) where a City, County or Agency may be contributing land, money or providing tenant relocation costs to make the project financially viable. This is a multi-disciplinary discussion from those who have been through the process of Entitling TOD or TOD adjacent Mixed-Use Projects where they will share best practices and lessons learned from their experiences.

Moderator: Bill Roschen, Roschen Van Cleve Architect & President LA Planning Commission
Speakers: Scott Rynders, Gatehouse Capital
Diane De Felice, Brownstein Hyatt Farber Schreck, LLP
Helmi Hisserich, Assistant General Manager, Housing Development Bureau, LA Housing Department
Alexander E. Kalamaros, Joint Development Program, Metro

Filling the Equitable TOD Funding Silo **11:00 AM-12:15 PM**

In the post-economic crisis lending environment, simply asking a bank for a TOD project loan may be a tough proposition. Both developers and the cities that want TOD projects are going to need a variety of funding sources, including private foundations, community development financial institutions, affordable housing lenders and other creative sources.

Moderator: Shanti Breznau, Strategic Economics
Speakers: Craig Morrow, State of California Department of Housing and Community Development
Brian Prater, Low Income Investment Fund
Lisa Payne, Southern California Association of Nonprofit Housing

BREAKOUT SESSIONS B

Where is the “D” in TOD? or Where are the opportunities in TOD/TAD now? **1:30 PM-2:45 PM**

The Panel discussion will include a review of current TOD/TAD opportunities, including: Existing RFP/RFQs and opportunities through MTA’s Joint Development Program for the next year: 1) Union Station – Highlight of future potential from MTA purchase 2) Rail Lines 3) Expo Line, and 4) Orange & Silver Lines; Review of existing TOD projects; Review of development opportunities within ½ mile radius of existing and under construction transit stops; Discussion of City of LA Planning’s efforts to amend Community Plans and their affect on TOD as well as discussion of the proposed TOD plans; and What TOD/TAD opportunities lie in the next year?

Moderator: Renata Simril, Managing Director, Public Institutions Group, Jones Lang LaSalle Americas, Inc.
Speakers: Roger Moliere, Chief, Real Property Management and Development, Metro
Michael LoGrande, Director of Planning, City of Los Angeles
Rick Newman, President of Lowe Enterprises Real Estate Group

Strategies for Equitable Transit-Oriented/Transit-Adjacent Developments**1:30 PM -2:45 PM**

An important element of making TOD/TAD communities more sustainable is bringing together all age groups and income levels. Session will focus on strengthening the provision community facilities and creating neighborhood centers in senior, affordable, and workforce housing and mixed-use projects.

Moderator: Percy Vaz, AmCal Multihousing
Speakers: Rob Steinberg, President, Steinberg Architects
Ed Holder, VP Business Development, Mercy Housing
Noni Ramos, Enterprise Community Loan Fund

Design Challenges and Successes: The Pasadena TOD Case Studies**1:30 PM-2:45 PM**

City of Pasadena's Mission Meridian, Del Mar and Holly Street Village architects weigh in on their TOD designs.

Moderator: Rick Cole, City Manager, City of Ventura
Speakers: Michael Dieden, Principal, Creative Housing Associates, LLC
Vinayak Bharne, Moule Polyzoïdes Architects & Urbanists
Johannes Van Tilburg, Van Tilburg, Banvard & Soderbergh Architects

The Transbay Transit Center Project**1:30 PM-2:45 PM**

Hear about the planning, design and construction of the \$4billion Transbay Transit Center Project in San Francisco. Inspired to improve mobility and redevelop an underutilized portion of San Francisco's downtown, this transformational project will deliver an intermodal transit hub, sorely needed green space, market and below market rate housing, as well as commercial and retail square footage. When complete the Transit Center will be the "Grand Central Station of the West" in the heart of a new transit-friendly neighborhood. The facility will provide access and interchange for over 20,000 people in the peak hour. The session will focus on the design, governance, lessons learned and operational issues of the Transit Center along with an overview of the 40 acre Transbay Redevelopment Area.

Moderator: John Eddy, Principal, Arup
Speakers: Robert Beck, Senior Project Manager, Transbay Joint Powers Authority
Anthony Bruzzone, Associate Principal, Arup
Nancy Whelan, Owner, Nancy Whelan Associates

BREAKOUT SESSIONS C

***Forming Public/Private Partnerships to Finance TOD* 3:15 PM- 4:30 PM**

TOD typically involves increased design and infrastructure challenges brought about by desired public benefits. Such challenges make it difficult to rely solely on private financing. This panel will look at how public/private partnerships are formed to fund TOD projects and the financing tools that can be accessed through them.

Moderator: Dave Grannis, CEO, Planning Company Associates

Speakers: Stan Hazelroth, California Infrastructure and Economic Development Bank
Michael Kiely, Partner, Sheppard Mullin Richter & Hampton LLP
Tom Wulf, Senior Vice President, Lowe Enterprises Real Estate Group

***Lessons Learned, Shared and Leveraged in TOD for 2011 - The Needs of Communities, Agencies and Developers* 3:15 PM- 4:30 PM**

What are the needs and desires of the various interests in TOD projects and how have they learned from their prior efforts together on specific projects. How is this knowledge that's been gained and now shared being leveraged for 2011 and beyond? Are there more layers of complexity being added to the development equation? Or fewer layers with a focus on desirable outcomes for communities versus process? Can we leverage the current TOD development opportunities to meet the demands of communities, boost the economy and be the engine for sustainability now and not in 10 years?

Moderator: Ronald Altoon, FAIA, Incoming Chair of Los Angeles Chapter of Urban Land Institute

Speakers: Will Fleissig, Principal & Director of Development, Urban Villages, Inc.
Fran Inman, Senior Vice President of Majestic Realty and Member of the California State Transportation Commission
Cynthia Kurtz, President and CEO, San Gabriel Valley Economic Partnership

***How Can State Policy Spur TOD Development* 3:15 PM- 4:30 PM**

A policy-oriented discussion on how state policies, such as SB 375 and AB 32, can be improved/expanded in order to promote TODs. Topics could include CEQA exemptions and streamlining, density bonuses, and other incentives for TODs.

Moderator: Michael Dieden, Principal, Creative Housing Associates, LLC

Speakers: Amanda Eaken, Policy Analyst, Natural Resources Defense Council
Richard Lyon, Vice President / Public Policy, California Building Industry Association
Colleen Clementson, Principal Regional Planner with the San Diego Association of Governments (SANDAG)



TOD Case Studies – Leading Edge Projects in North America **3:15 PM- 4:30 PM**

Three diverse, newly-completed TODs are presented that highlight today's best practices and demonstrate exciting new work emerging at the onset of our current economic turnaround.

Moderator: Chris Leinberger, Visiting Fellow, Brookings Institute and Founding Partner, Arcadia Land Company

Speakers: Constitution Square, Phase I, Washington, D.C.- Duncan Lyons, Project Principal, HOK

Pleasant Hill BART Transit Village, Walnut Creek, CA- Ernesto Vasquez, MVE & Partners

Richmond City Centre, Richmond, British Columbia, Canada- Brian Jackson, Director of Development, City of Richmond