

Town of Addison Special Study: Sam's Club Site and Surroundings

Consultant Team Background Information

Three firms will collaborate to provide these services to the Town of Addison. The team will be led by Strategic Community Solutions LLC, a firm specializing in strategic planning and implementation. The second firm that is part of the team is Jacobs, Inc., an engineering and planning firm. The third part of the team is Ricker-Cunningham, Inc., a real estate economics firm. Information about the firms and key principal staff are provided below.

Strategic Community Solutions LLC

Strategic Community Solutions provides clients with creative, practical products that help build successful and sustainable communities. Its focus is on projects that shape the future, engage the public and enhance sustainability. It has provided analysis, policy development, plan preparation, facilitation, community involvement and planning process design for communities in Arizona, Colorado, Louisiana, Missouri, Nevada, Oklahoma, South Carolina and Texas.

Areas of expertise for Strategic Community Solutions include long-range and strategic planning, public involvement, community outreach (using traditional means and social media) and consensus-building. The firm assists clients in designing and conducting visioning sessions and strategic planning workshops. SCS often collaborates with other consulting firms to provide a team approach for major comprehensive planning, area planning and plan implementation projects. It also works with clients to develop programs and priorities for implementing long-range and strategic plans.

In the past four years, SCS clients and projects have included:

- The City of Allen, Texas. Strategic planning workshops for senior staff and City Council.
- The City of Farmers Branch, Texas. Community workshop as part of Central Area Comprehensive Plan update.
- The City of Frisco, Texas. Strategic planning, public engagement, plan policies and implementation priorities for the City's comprehensive plan.
- The Indian Nations Council of Governments. Design and conduct of stakeholders retreat as part of creation of a national award-winning regional mobility plan.
- The City of Lancaster, Texas. Strategic planning, public engagement, plan policies and implementation priorities for the City's comprehensive plan.
- The City of Lewisville, Texas. Planning and public engagement for the Vision 2025 plan creation, and strategic planning workshop for the City Council.
- The North Central Texas Council of Governments. Public involvement and outreach for update of the iSWM storm water management program.
- The City of Richardson, Texas. Public involvement for revitalization and urban design study of the West Spring Valley Corridor, for the revitalization study of the Main Street/Central Expressway Corridor and for implementation of the Main Street/Central revitalization study.
- The City of Rowlett, Texas. Public involvement, policy and plan implementation assistance as part of the team updating Rowlett's comprehensive plan.
- The City of San Antonio, Texas. Assistance for a major update of the City's Master Plan Policies.
- The City of Weatherford, Texas. Design and management of a stakeholder discussion to create a new Downtown Action Plan as a shared agenda for revitalization.
- Collin County, Texas. Public involvement for the update of the County's **Mobility Plan**.
- The Town of Fairview, Texas. Public engagement and implementation strategies for a revision to the Town's Commercial Planned Development District.
- Trinity Commons Foundation. Design and management of year-long Trinity Bird Count.
- The Trinity Trust Foundation. Grant-writing for implementation of Dallas' Balanced Vision Plan for the Trinity River Corridor.
- Vision North Texas, a private-public-academic partnership. Leadership in all aspects of a multi-year process that has created a vision and action package, **North Texas 2050**, to successfully accommodate the almost 12 million people that may live in the North Texas region by 2050.

Karen S. Walz FAICP

Karen S. Walz FAICP is the Principal in Strategic Community Solutions LLC, a professional consulting firm that provides strategic planning, public engagement, comprehensive planning and plan implementation services. The firm works with clients to help them create and clarify their own visions for the future and to then agree on strategic plans, mission statements, goals and other priority actions to achieve that vision.

Ms. Walz brings over 35 years of professional analysis, strategic planning, community involvement and policy recommendation expertise to her projects. Her work experience includes East and West coast communities, as well as Texas, the Midwest and Western U.S.; client communities range from towns of a few thousand population to cities with over one million residents and counties covering 13,000 square miles. Ms. Walz served as the Project Manager for "Vision North Texas", a coalition of private, public and non-profit organizations carrying out a regional visioning initiative for the Dallas-Fort Worth Metroplex. Other current or previous clients include the cities of Allen, Benbrook, Dallas, Denton, Fairview, Farmers Branch, Fredericksburg, Frisco, Garland, Irving, Lancaster, Lewisville, Prosper, Richardson, Rowlett, San Antonio, Trophy Club and Weatherford, Texas, Collin County, Texas, the Indian Nations (OK) and North Central Texas Councils of Governments and the non-profit organizations APA Texas, the Texas Horse Park, Inc., Trinity Commons Foundation and The Trinity Trust Foundation. Ms. Walz chaired the American Planning Association's Green Infrastructure team for its "Rebuilding America" national infrastructure initiative; she also serves as a member of APA's working group developing standards and best practices for comprehensive plans that support sustaining places.

Ms. Walz wrote the "North Texas: Returning to the Trinity" case study in the Planning Advisory Services Report "Green Infrastructure: A Landscape Approach" (PAS #571). Among her other publications are "A Step-by-Step Guide to Sustainability" in the July 2007 issue of *Planning* magazine and "Metroplex Dallas Inner-Ring Suburbs" (co-authored with Dennis Wilson) in the book *Regenerating Older Suburbs* published by ULI Press. She has authored articles in *Urban Land* and *Planning* magazines, and is a frequent speaker in Texas and nationally.

Karen Walz was inducted as a Fellow of the American Institute of Certified Planners in 2006. She served as President of the Texas Chapter of the American Planning Association from 2001 to 2003 and as President of the Greater Dallas Planning Council in 2004 and 2005. Ms. Walz' work has been recognized by numerous awards and commendations, including Dallas' highest urban design recognition (The Kessler Award), selection as an Honorary Member of the Texas Society of Architects, an Honorary Member of AIA Dallas and an Honorary Member of AIA Fort Worth. In 2011, **North Texas 2050**, the vision and action package produced by the Vision North Texas partnership, gained national recognition with the receipt of the American Planning Association's Innovation in Sustaining Places award.

Karen S. Walz received a Bachelor of Science degree with distinction in Environmental Earth Sciences from Stanford University and a Master of City and Regional Planning from the John F. Kennedy School of Government at Harvard University.

Jacobs, Inc.

Jacobs is one of the world's largest and most diverse providers of professional and technical services, including all aspects of community and economic development, planning, architecture, engineering, construction, operations and maintenance as well as specialty consulting. Founded in 1947, Jacobs serves a large array of companies and organizations, including government, commercial, industrial, corporate, and institutional clients across multiple markets and geographies. Headquartered in Pasadena, California, the company is an integrated network of over 70,000 employees located in 250+ locations worldwide, including an office in Dallas, Texas. We provide expertise in planning through our dedicated team of over 100 professionals.

Jacobs has a long history of planning assignments throughout the United States, working with communities on the facilitation and development of their plans, guiding their future investments, and enhancing their assets. We understand the interrelationships between land use, transportation, economics, the environment, and the many other factors that make communities vital and desirable. We have worked with large and small communities across the country to help them realize their vision, identify their goals, and make their vision a reality.



Mark Bowers, RLA, ASLA, AICP, LEED AP Senior Planner / Landscape Architect

Education

Master of Landscape Architecture, University of Colorado at Denver, 1988

Bachelor of Science, Landscape Architecture, University of Texas at Arlington, 1986

Professional Registrations

Registered Landscape Architect: TX #1587 (1989)

American Institute of Certified Planners (AICP)

LEED Accredited Professional

Professional Associations

American Planning Association (APA)

American Society of Landscape Architects (ASLA)

Leadership Dallas – Class of 2010

Years of Experience

Since 1988

Years with Jacobs

Since 2013

Jacobs Office

Dallas, Texas

A registered Landscape Architect and Planner with 25 years of urban design and landscape architectural experience, Mark has extensive experience in the project management and planning of comprehensive plans, corridor plans, downtown plans, area plans, zoning ordinances, streetscape projects, neighborhood park projects, trails projects, comprehensive parks and open space plans, campus master plans, transportation enhancement projects, and transit projects. His extensive background and skill set is sought after by clients, and his portfolio of work includes numerous repeat clients.

Relevant Project Experience

Cities, Towns + Regions

- Frisco Comprehensive Plan, Frisco, TX
- Lancaster Comprehensive Plan, Lancaster, TX
- Realize Rowlett 2020 Comprehensive Plan, Rowlett, TX*
- Realize Rowlett 2020 Form Based Code and Standards, Rowlett, TX*
- Rowlett Comprehensive Plan 1996, Rowlett, TX*
- Rowlett Zoning Ordinance, 1996, Rowlett, TX*
- Coppell Comprehensive Plan, Coppell, TX*
- Bellaire Comprehensive Plan, Bellaire, TX*
- Flower Mound Comprehensive Plan, Flower Mound, TX*
- College Station Comprehensive Plan, College Station, TX*
- Canyon Comprehensive Plan, Canyon, TX*
- Denton Comprehensive Plan, Denton, TX*
- Amarillo Center City Master Plan, Amarillo, TX*
- McKinney Comprehensive Master Plan, McKinney, TX*

Districts, Corridors + Streetscapes

- Fairview Commercial District Master Plan and Code, Fairview, TX
- Centerville Marketplace Revitalization Strategy, Garland, TX.
- New York Avenue Corridor Strategy, Arlington, TX
- Main Street / Central Corridor Revitalization Strategy, Richardson, TX
- Rowlett Downtown Plan, 2012, Rowlett, TX
- West Spring Valley Corridor Reinvestment Strategy, Richardson, TX*
- West Spring Valley Corridor Design Guidelines and Code, Richardson, TX*
- Richardson Neighborhood Bridges, Richardson, TX*
- TexAmericas Center Area Planning and Identity Program, Texarkana, TX*

- Garland Road Vision Study, Dallas, TX*
- Fort Worth 3rd Street, Fort Worth, TX*
- Upper Kirby Streetscape, Houston, TX*
- Fort Worth Urban Villages, Fort Worth, TX*
- Omni Hotel Streetscape, Fort Worth, TX*
- Texas Stadium Redevelopment “The Crossroads”, Irving, TX*
- Trinity River Comprehensive Land Use & Implementation Plan, Dallas, TX*
- Lake Lavon Concept Plan, Collin County, TX*
- E-470 Corridor - Land Use Plan, Aurora, CO*
- Tollway Corridor Design Guidelines, Plano, TX*
- West Side New Mexico Comprehensive Growth Strategy, Albuquerque, NM*
- Northgate Redevelopment Plan, College Station, TX*
- Seattle-Tacoma International Airport Impact Analysis and Mitigation Plan, Greater King County, WA*
- Museum District Master Plan and Streetscape Improvement Documents, Wichita, KS*
- Dalrock Road Streetscape Rowlett, TX*
- Farmers Market District Streetscape, Dallas, TX*
- Haskell Avenue Streetscape, Dallas, TX*
- Preston Center West Streetscape, University Park, TX*
- University Park Streetscape, University Park, TX*
- West End Arena Connection Study, Dallas, TX*
- Performance Drive Streetscape, Richardson, TX*
- Love Field Gateways, Dallas, TX*
- Central Drive Streetscape Master Plan, Bedford, TX*
- Stonebridge Ranch Identity Program, McKinney, TX*
- Mountain Creek Lake Bridge Streetscape, Grand Prairie, TX*
- Rowlett Take Area Zoning Ordinance, Rowlett, TX*
- Rowlett Downtown Plan and Zoning Ordinance, Rowlett, TX*
- Express Street Concept Access Management Study, Houston, TX*

Aviation

- Monterrey Aerotropolis Plan, Monterrey, Mexico*
- DFW Airport Commercial Development Land Use Plan (2007), DFW Airport, TX*
- Phoenix Sky Harbor Airport Station Area Planning, Phoenix, AZ*
- Dallas/Fort Worth International Airport/International Terminal D Team, Dallas/Fort Worth, TX*

- Dallas/Fort Worth International Airport Land Use Plan (1999), Dallas/Fort Worth, TX*
- Laredo International Airport Landscape, Laredo, TX*

* Completed with another firm.

Awards

- Project Planning, Honorable Mention, West Spring Valley Corridor Reinvestment Strategy, Texas Chapter APA
- Chapter Merit Award, Fort Worth Urban Villages, APA
- Chapter Merit Award, Texas Stadium Redevelopment Project, ASLA
- Dallas Community Excellence Design Award, Texas Stadium Redevelopment, AIA
- Clide Award, Trinity River Corridor Plans, Public Planning and Policy
- Dream Study Award, Trinity River Corridor Plans, Dallas Urban Design
- Honor Award, DFW International Airport Urban Design Guidelines and Criteria Manual, Texas Chapter, ASLA
- Merit Award, The Green Ribbon Project, Texas Chapter, ASLA
- Highest Honor Award, The Green Ribbon Project, Houston Chapter, APA
- Honor Award, The Denton Plan, Texas Chapter, ASLA
- Merit Award, Brownfield Highway Corridor Study, Dallas Chapter, AIA
- Award, North Central Expressway Realized Project, Dallas Urban Design
- Honor Award, Rowlett Comprehensive Plan, Texas Chapter, ASLA
- Merit Award, Texas A&M International University Master Plan, Texas Chapter, ASLA
- Comprehensive Plan of the Year, Flower Mound Comprehensive Plan, Texas Chapter, APA
- Design Award, North Central Expressway Conceptual Plan, Dallas Urban Design
- Honor Award, Bruce R. Watkins Drive, Texas Chapter, ASLA
- Award of Merit for Urban Design, Albuquerque Plaza, Albuquerque Conservation Society
- Excellence in Design for Mixed Use Development, Albuquerque Plaza, NAIOP
- Honor Award, Amarillo Center City Urban Design Strategy, Texas Chapter, ASLA
- Honor Award, North Central Expressway Urban Design, Texas Chapter, ASLA
- Merit Award, North Central Expressway, Computer Animation, Texas Chapter, ASLA

Presentations

- "Lessons Learned, Fort Worth Urban Villages", APA Texas Conference 2012, Fort Worth, TX
- "Creating Your Own Professional Identity", APA National Conference 2012, Los Angeles, CA

Mark Bowers, RLA, ASLA, AICP, LEED AP
Senior Planner / Landscape Architect

- “Resumes for Today’s Economy”, APA National Conference 2012, Los Angeles, CA
- “Resumes for Today’s Economy”, APA National Conference 2011, Boston, MA
- “Corridor Revitalization”, APA Midwest Chapter, Planning Commissioners Workshop 2011, Hurst, TX
- “An Evolution Toward Airport Cities”, APA National Conference 2008, Las Vegas, NV
- “Trinity River Plan - A Bridge to Development”, Texas Society of Architects Convention 2006, Dallas TX
- “The Emerging Role of Trails in Master Planned Communities”, 17th National Trails Symposium 2004, Austin, TX

Last Updated: 2/10/14

Education

Bachelor of Architecture,
Universite de Liege, Institute
Superieur D'Architectre De
Saint Luc, 1982

Professional Registrations

Professional Architect,
Belgium

Years of Experience

Since 1982

Years with Jacobs

Since 2013

Jacobs Office

Dallas, Texas

Farzine has 30 years of urban design, landscape architecture, and planning experience. He has extensive knowledge in the design of urban spaces in metropolitan areas throughout the world. Farzine's work has been recognized by his peers, receiving multiple regional and local design awards. His creative thought process and bold design ideas are popular with both clients and colleagues.

Relevant Project Experience

Districts, Corridors + Streetscapes

- Centerville Marketplace Revitalization Strategy, Garland, TX
- New York Avenue Corridor Strategy, Arlington, TX
- Main Street / Central Corridor Revitalization Strategy, Richardson, TX
- Rowlett Downtown Plan, 2012, Rowlett, TX
- West Spring Valley Corridor Reinvestment Strategy, Richardson, TX*
- West Spring Valley Corridor Design Guidelines and Code, Richardson, TX*
- Garland Road Vision Study, Dallas, TX*
- Texas Stadium Redevelopment "The Crossroads", Irving, TX*
- Fort Worth Urban Villages, Fort Worth, TX*
- Tollway Corridor Design Guidelines, Plano, TX*
- DFW Airport Commercial Development Land Use Plan, Dallas/Fort Worth, TX*
- Flower Mound Comprehensive Plan, Flower Mound, TX*
- College Station Comprehensive Plan, College Station, TX*
- E-470 Corridor Plan, Aurora, CO*
- Upper Kirby Streetscape Redevelopment, Houston, TX*
- Omni Hotel Terraces and Streetscape. Fort Worth, TX*
- City Center Development Streetscape, Fort Worth, TX*
- Museum District Master Plan and Streetscape Improvement Documents, Wichita, KS*
- Farmers Market District Streetscape, Dallas, TX*
- Preston Center West Streetscape, University Park, TX*
- Stonebridge Ranch Identity Program, McKinney, TX*
- University Park Streetscape, University Park, TX*
- Love Field Gateway Streetscape, Dallas, TX*
- Haskell Avenue Urban Design, Dallas, TX*
- Performance Drive Streetscape, Richardson, TX*

Farzine Hakimi
Senior Urban Designer

- Preston Center Streetscape Renovation, Dallas, TX*
- Cedars Area Redevelopment Plan, Dallas, TX*
- Wichita Museum District Streetscape, Wichita, KS*

Aviation

- Monterrey Aerotropolis Plan, Monterrey, Mexico*
- DFW Airport Commercial Development Land Use Plan (2007), DFW Airport, TX*
- Dallas/Fort Worth International Airport/International Terminal D Team, Dallas/Fort Worth, TX*
- Cochin International Airport Master Plan, Cochin, India*

Mixed-Use + TODs

- Burleson TOD Master Plan, Burleson, TX*
- Urban Living Laboratory, Dallas, TX*
- DLF Mixed Use Development, Enclave, India*
- Centro Sur Quertaro Mixed-Use Development, Queretaro, Mexico
- Mountain Creek Master Plan, Grand Prairie, TX*

* Completed with another firm.

Awards

- Merit Award, Texas Chapter, Texas Stadium Redevelopment Project, ASLA
- Dallas Community Excellence Design Award, Texas Stadium Redevelopment, AIA
- Planning Award, Fort Worth Urban Villages, Southwest Cluster, APA
- Charter Award, King Abdullah University of Science and Technology, CNU
- Merit Award, Texas Chapter, San Carlos Railroad Property Study, ASLA
- Honor Award, Texas Chapter, DFW International Airport Urban Design Guidelines and Criteria Manual, ASLA
- Merit Award, Texas Chapter, The Green Ribbon Project, ASLA
- Highest Honor Award, Houston Chapter, The Green Ribbon Project, APA
- Merit Award, Dallas Chapter, Brownfields Highway Corridor Study, APA
- Urban Design Award, Realized Project, North Central Expressway, Dallas
- Urban Design Award, Conceptual Plan, North Central Expressway, Dallas
- Merit Award, Texas Chapter, Texas A&M International University Master Plan, ASLA
- Honor Award, Texas Chapter, Bruce R. Watkins Drive, ASLA
- Honor Award, Texas Chapter, North Central Expressway Urban Design, ASLA
- Urban Design Awards, DART Light Rail System, Dallas Urban Design Advisory Committee, DART Prototypical Light Rail Station Design

- Excellence in Development Award, DART Light Rail Stations, North Central Texas Chapter of the American Planning Association, DART Prototypical Light Rail Station Design
- Merit Award, DART Mockingbird Station, Dallas Chapter of the American Institute of Architects, DART Prototypical Light Rail Station Design
- Honor Award for Design, U.S. Department of Transportation Merit Award, Dallas Chapter of the American Institute of Architects, DART Prototypical Light Rail Station Design
- Honor Award, Texas Society of Architects, DART Prototypical Light Rail Station Design

Last Updated: 3/28/13

Ricker | Cunningham

Introduction to the Firm



Advising communities with integrity

A trusted team in the real estate advisory community since 1993, the company's Principals have decades of experience understanding and communicating the challenges of public-private partnerships. Formerly with the Denver office of Leland Consulting Group, Anne Ricker and Bill Cunningham coordinate with an organization's staff to bring clients a knowledgeable, personal approach to the development and redevelopment processes. You will interface closely with one or both of these Principals, often and throughout the process, to achieve your community's goals and vision.

Ricker | Cunningham, Community Strategists, is a regional firm based in Denver, Colorado. The firm is comprised of urban economists, real estate market analysts, planning and development advisors, and project managers who specialize in analyzing market and economic factors that affect public and private sector development. Our business objective is to bring a high level of reality and practical experience to our assignments. We accomplish this through extensive cross-training in market research, economic analysis and development. Over the past 25 years, the firm's principals and associates have completed more than 500 real estate and economic consulting assignments for public and private sector clients. This industry exposure has built a rich base from which to draw focused experience that is thoughtfully applied to each project.

Ricker | Cunningham, provides the following advisory services:

- Market Strategies
- Community Impact Analyses
- Development Economics
- Redevelopment Plans
- Economic Development Strategies
- Ongoing Guidance

Contact

For additional information about Ricker | Cunningham, or a specific request for services, please contact Anne Ricker or Bill Cunningham at 303.458.5800, or visit us at our website www.rickercunningham.com. References furnished upon request.

Anne B. Ricker Principal



With extensive experience in real estate market analysis, urban redevelopment and vision building for public and private sector clients, Anne has a keen sense of both the facts and the possibilities that make for successful projects and sound investment. As a member and speaker for the Urban Land Institute, International Downtown Association and American Planning Association, Anne focuses on assisting communities and the investors within them, with preparation of strategies for development and redevelopment and identification of partner roles and resources. From 1993 until 2010, Anne and Bill worked together to expand the geographical scope of Leland Consulting Group, which became Ricker | Cunningham in 2010. As an Owner and Managing Principal for the firm, she assists clients with understanding opportunities for and barriers to investment while defining tools and tactics to achieve success. As a former senior associate in the international real estate advisory services division of Laventhol & Horwath (L&H), she managed teams working with the FSLIC and Resolution Trust Corporation (RTC) to identify solutions for problem assets.

Consulting Experience:

Colorado, New Mexico, Montana, Nevada, Utah, Oklahoma, Wyoming,
Oregon, California, Texas, Louisiana, Washington, and New York

Affiliations:

Urban Land Institute
International Downtown Association
American Planning Association
Colorado Community Revitalization Association (CCRA)
National Trust for Historic Preservation

Honors and Awards:

Texas Chapter, American Planning Association (APA)
North Central Texas Council of Governments
State of Iowa America's River Project
International Downtown Association

Presentations:

Colorado Chapter, American Planning Association
Colorado Chapter, Urban Land Institute
Colorado Real Estate Journal – Trammell Crow Symposium
Colorado Springs Downtown Leadership
Presenter – CU Planning Studio
Boulder County Realtors Association
Texas Chapter, American Planning Association
Greater Dallas Planning Commission



Colorado State University,
Consumer Science and Public
Housing,

Bachelor of Science

Colorado State University,
Construction Management

Concentrations:

Housing and Public Policy,
Consumer Housing, Real
Estate and
Real Estate Law, Land Use
planning,
Natural Resource Law, Social
Welfare and Housing Special
Needs

Anne B. Ricker Principal



Major Clients Served (Colorado):

City of Thornton, Colorado
City of Commerce City, Colorado
City of Federal Heights, Colorado
City of Northglenn, Colorado
City of Glendale, Colorado
City of Brighton, Colorado
City of Loveland, Colorado
City of Greeley, Colorado
City of Platteville, Colorado
City of Westminster, Colorado
City & County Broomfield, Colorado
City of Aurora, Colorado
City of Arvada, Colorado
City & County of Denver, Colorado
City of Lakewood, Colorado
City of Boulder, Colorado
City of Louisville, Colorado
City of Lafayette, Colorado
City of Golden, Colorado
City of Pueblo, Colorado
City of Longmont, Colorado
City of Fort Collins, Colorado
City of Canon City, Colorado
Town of Superior, Colorado
Town of Windsor, Colorado
Town of Lyons, Colorado
Town of Berthoud, Colorado
Town of Elizabeth, Colorado
Town of Dillon, Colorado
Town of Frisco, Colorado
Town of Breckenridge, Colorado
Town of Vail, Colorado
Town of Silverthorne, Colorado
Town of Snowmass Village, Colorado
Town of Steamboat Springs, Colorado
Town of Del Norte, Colorado
City of Colorado Springs, Colorado
City of Longmont, Colorado
City of Fort Collins, Colorado
City of Pueblo, Colorado
City of Grand Junction, Colorado
City of Montrose, Colorado
City of Paonia, Colorado
City of Salida, Colorado
Weld County, Colorado
Arapahoe County, Colorado
Elbert County, Colorado
Pitkin County, Colorado
Gunnison County, Colorado
Saguache County, Colorado
Jefferson County, Colorado
Greeley-Weld Econ Devel Partnership
Denver Urban Renewal Authority
Colorado Spgs Urban Renewal Authty
Lakewood Redevelopment Authority
Denver Housing Authority
Boulder Housing Authority
Aurora Housing Authority
Regional Transportation District
Colorado Housing Finance Authority
Rocky Mountain Mutual Housing
Colorado Springs Transit
State of Colorado
General Services Administration (GSA)
Salvation Army
Southern Ute Indian Tribe

Major Clients Served (Outside Colorado):

City of Burleson, Texas
City of Dallas, Texas

City of Denton, Texas
City of DeSoto, Texas
City of Mansfield, Texas
City of Fort Worth, Texas
City of Carrollton, Texas
City of Plano, Texas
City of Richardson, Texas
City of Richland Hills, Texas
City of North Richland Hills, Texas
City of Abilene, Texas
City of Midland, Texas
Town of Addison, Texas
City of Burleson, Texas
City of Garland, Texas
Dallas Area Rapid Transit (DART)
North Central Texas Council of Governments (NCTCOG)
Texas Tech University, Texas
Greater Greenspoint Redevel Authority
Corpus Christi DT Management District
Downtown Lincoln Association
City of Texarkana, Arkansas
Fort McClellan, Alabama
Sand Springs, Oklahoma
Oklahoma City, Oklahoma
Clinton, Oklahoma
Tooele Army Depot, Utah
City of St. George, Utah
Missoula County, Montana
Lincoln County, Montana
City of Palm Springs, California
City of Dubuque, Iowa
City of Cedar Rapids, Iowa
Des Moines Downtown Partnership
State of Nevada
Middleton, Idaho
Blue Springs, Missouri
Brooklyn Park, Minnesota
Lawrence County, South Dakota
Santa Fe, New Mexico
Los Alamos, New Mexico
City of Gresham, Oregon
City of Tualatin, Oregon
City of Portland, Oregon
City of Beaverton, Oregon
City of Medford, Oregon
City of Coos Bay, Oregon
City of Lake Oswego, Oregon
Portland Development Commission
Kitsap County, Washington
City of Federal Way, Washington
City of Boise, Idaho

Major Private Sector Clients:

Village Homes
Terrabrook
Newland Communities
Valencia Capital Management
Hunt Properties
Unocal Corporation
Public Service Company
National Association of Realtors
Gold Hill Mesa Metro District
Marksheffel Road Metro District
120th Interchange Metro District
MidCities Metro District
St. Luke's Maintenance District
Terry Erwin Properties
Dupont Corporation
Lifebridge Christian Church
Montgomery Farms
Jensen Family Land Trust

Bill J. Cunningham Principal



With extensive experience in real estate market analysis, urban redevelopment and development economics for public and private sector clients, Bill understands the fiscal and economic realities that support successful projects and sound investment. As a member and speaker for the Urban Land Institute, International Downtown Association and American Planning Association, Bill focuses on assisting communities and the investors within them, with preparation of financing strategies for development and redevelopment. Bill teamed with Anne in 1993 to open the Denver office of Leland Consulting Group, which became Ricker|Cunningham in 2010. As an Owner and Managing Principal, Bill is in charge of public and private financing strategies for fiscally-responsible community plans and projects.

Formerly a manager with the nation's largest real estate advisory firm, Gladstone Partners/Arthur Andersen and senior real estate associate in the international real estate advisory services division of Laventhol & Horwath (L&H), he managed market, economic and fiscal assignments for a wide variety of public and private sector clients.

Consulting Experience:

Colorado, New Mexico, Montana, Nevada, Utah, Oklahoma, Wyoming,
Oregon, California, Texas, Louisiana, Washington, and New York

Affiliations:

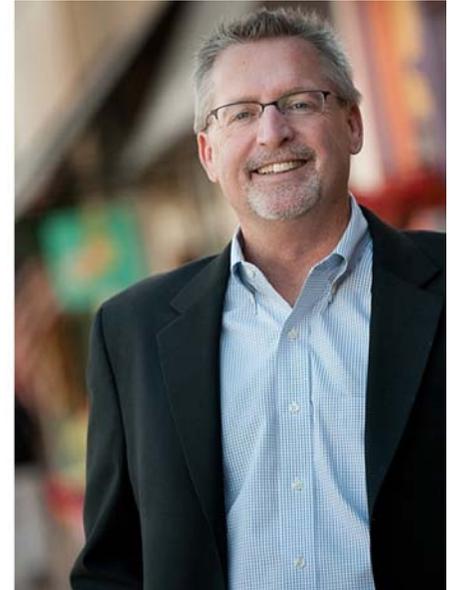
Urban Land Institute
International Downtown Association
American Planning Association
Colorado Community Revitalization Association (CCRA)
National Trust for Historic Preservation

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Colorado Chapter, Urban Land Institute
Colorado Real Estate Journal – Trammell Crow Symposium
Colorado Springs Downtown Leadership
Boulder County Realtors Association
Texas Chapter, American Planning Association
Greater Dallas Planning Commission



University of Northern Colorado
Bachelor of Arts, History

University of Denver
*Master of Business
Administration*

Concentrations:

Housing and Public Policy,
Consumer Housing, Real
Estate and
Real Estate Law, Land Use
planning,
Natural Resource Law, Social
Welfare and Housing Special
Needs

Bill J. Cunningham Principal



Major Clients Served (Colorado):

City of Thornton, Colorado
City of Commerce City, Colorado
City of Federal Heights, Colorado
City of Northglenn, Colorado
City of Glendale, Colorado
City of Brighton, Colorado
City of Loveland, Colorado
City of Greeley, Colorado
City of Platteville, Colorado
City of Westminster, Colorado
City & County Broomfield, Colorado
City of Aurora, Colorado
City of Arvada, Colorado
City & County of Denver, Colorado
City of Lakewood, Colorado
City of Boulder, Colorado
City of Louisville, Colorado
City of Lafayette, Colorado
City of Golden, Colorado
City of Pueblo, Colorado
City of Longmont, Colorado
City of Fort Collins, Colorado
City of Canon City, Colorado
Town of Superior, Colorado
Town of Windsor, Colorado
Town of Lyons, Colorado
Town of Berthoud, Colorado
Town of Elizabeth, Colorado
Town of Dillon, Colorado
Town of Frisco, Colorado
Town of Breckenridge, Colorado
Town of Vail, Colorado
Town of Silverthorne, Colorado
Town of Snowmass Village, Colorado
Town of Steamboat Springs, Colorado
Town of Del Norte, Colorado
City of Colorado Springs, Colorado
City of Longmont, Colorado
City of Fort Collins, Colorado
City of Pueblo, Colorado
City of Grand Junction, Colorado
City of Montrose, Colorado
City of Paonia, Colorado
City of Salida, Colorado
Weld County, Colorado
Arapahoe County, Colorado
Elbert County, Colorado
Pitkin County, Colorado
Gunnison County, Colorado
Saguache County, Colorado
Jefferson County, Colorado
Greeley-Weld Econ Devel Partnership
Denver Urban Renewal Authority
Colorado Spgs Urban Renewal Authty
Lakewood Redevelopment Authority
Denver Housing Authority
Boulder Housing Authority
Aurora Housing Authority
Regional Transportation District
Colorado Housing Finance Authority
Rocky Mountain Mutual Housing
Colorado Springs Transit
State of Colorado
General Services Administration (GSA)
Salvation Army
Southern Ute Indian Tribe

Major Clients Served (Outside Colorado):

City of Denton, Texas
City of DeSoto, Texas

City of Mansfield, Texas
City of Fort Worth, Texas
City of Carrollton, Texas
City of Plano, Texas
City of Richardson, Texas
City of Richland Hills, Texas
City of North Richland Hills, Texas
City of Abilene, Texas
City of Midland, Texas
Town of Addison, Texas
Dallas Area Rapid Transit (DART)
Texas Tech University, Texas
Greater Greenspoint Redevel Authority
Corpus Christi DT Management District
Downtown Lincoln Association
City of Texarkana, Arkansas
Fort McClellan, Alabama
Sand Springs, Oklahoma
Oklahoma City, Oklahoma
Clinton, Oklahoma
Tooele Army Depot, Utah
City of St. George, Utah
Missoula County, Montana
Lincoln County, Montana
City of Palm Springs, California
City of Dubuque, Iowa
City of Cedar Rapids, Iowa
Des Moines Downtown Partnership
State of Nevada
Middleton, Idaho
Blue Springs, Missouri
Brooklyn Park, Minnesota
Lawrence County, South Dakota
Santa Fe, New Mexico
Los Alamos, New Mexico
City of Gresham, Oregon
City of Tualatin, Oregon
City of Portland, Oregon
City of Beaverton, Oregon
City of Medford, Oregon
City of Coos Bay, Oregon
City of Lake Oswego, Oregon
Portland Development Commission
Kitsap County, Washington
City of Federal Way, Washington
City of Boise, Idaho

Major Private Sector Clients:

Village Homes
Terrabrook
Newland Communities
Valencia Capital Management
Hunt Properties
Unocal Corporation
Public Service Company
National Association of Realtors
Gold Hill Mesa Metro District
Marksheffel Road Metro District
120th Interchange Metro District
MidCities Metro District
St. Luke's Maintenance District
Terry Erwin Properties
Dupont Corporation
Lifebridge Christian Church
Montgomery Farms
Jensen Family Land Trust
Crosswinds Development
Briargate
Raytheon Corporation
Verde Realty
Legacy Partners