



FUNDED RESEARCH, THE LAND ECONOMICS FOUNDATION (LEF), LAMBDA ALPHA INTERNATIONAL, 2006 – 2022 (07-21-2022)

SPRING 2022 – MEMPHIS

A BARRIER TO AFFORDABILITY: HOW CURRENT PROPERTY TAX POLICIES IMPACT LAND DEVELOPMENT

UNIVERSITY OF MEMPHIS in partnership with MEMPHIS MEDICAL DISTRICT COLLABORATIVE

The Memphis Medical District Collaborative is particularly interested in taxation issues in the Medical District and how they can be reformed to establish a more equitable framework in which development can occur. This project proposes to study the "per unit residential cap" and determine its impact on new development and existing infill opportunities in the Medical District. The project will start by analyzing how the cap in Tennessee compares to other major cities in the United States and how they have dealt with this issue in general. This will also provide insight regarding the uniqueness of the "per unit residential cap". Local developers will also be interviewed to determine if they feel this cap has been a barrier to development. The research will consider the impact of several different taxing strategies on development.

LEF Funding: \$20,000.00

Total Budget: LEF funded amount + Pro-bono Salaries for Professor Zahirovic and Professor Sunderman

Participants: Professor Velma Zahirovic-Herbert, Department of Finance, Insurance and Real Estate as Principal Investigator, Professor Mark Sunderman as Investigator, and others

FALL 2021 – CHICAGO

LAI'S 90TH ANNIVERSARY PROJECT, Christine Williams, LAI Historian

The project engaged Chapters in the celebration of the 90th Anniversary of LAI. The History Committee led a multi-faceted effort to educate LAI members on the history and legacies of our Society and to support Chapters in diverse means of participating. LEF provided an initial \$5,000 grant for technical services for "100 Faces" for the LAI homepage and for assistance to Chapters in developing videos to tell their own stories. The

A requested follow-up grant covered \$1,800 of overages from assistance to the Chapters

LEF Funding: \$6,800

Participants: Christine Williams, LAI Historian, LAI History Committee, and Chapter Presidents.

As part of the 90th anniversary project, The LAI Global Chapter and LAI Historian Christine Williams hosted a three-part Zoom series around the themes set in *The Color of Law: A Forgotten History of How Our Government Segregated America* by Richard Rothstein. Links to that series are here:

[The Color of Law Part I](#)

[The Color of Law Part II](#)

[The Color of Law Part III](#)

FALL 2021 – BOCA RATON

COMPARING WALK ACCESSIBILITY MEASURES' IMPACT ON HOME VALUES

FLORIDA ATLANTIC UNIVERSITY

Recent research has established a strong link between walkable residential areas and residential home values. This study will systematically evaluate all freely available measures of walkability in the United States by means of comparing their performance in the prediction of house values, and furthermore to compare that performance with that of WalkScore – the currently most widely used analysis tool. Areas in both Seattle and Miami will be evaluated. As a result of this study, researchers and analysts should have a more refined understanding of which aspects of walkability matter most, and how to best measure those aspects.

LEF Funding: \$11,500

Participants: Dr. Steven C. Bourassa, Ph.D., University of Washington, and Louis A. Merlin, AICP, PhD, Florida Atlantic University

White Paper: [Influence of walkability on housing value in Seattle and Miami](#)

SPRING 2021 – BOSTON

THE ROLE AND POTENTIAL RISK OF AUTOMATED SOCIAL MEDIA IN THE PARTICIPATORY PLANNING PROCESS RELATED TO LAND DEVELOPMENT, PHASE TWO.

TUFTS UNIVERSITY in collaboration with CARDIFF UNIVERSITY

This project underway at Tufts University is studying the risks that social media manipulation poses to online community discourse around land planning and development topics. Phase One reviewed

social media discourse at 20 major real estate development projects in the USA. Phase Two is developing a set of 12 Twitter bots to test a range of cyber influencing strategies. The research findings will develop recommendations for planners and policymakers, including sample legislation.

Collaboration is being undertaken with the Boston Chapter, LAI.

LEF Funding: \$10,744

Total Budget: \$30,000

Participants: Justin Hollander, Professor and Director of the Urban Attitudes Lab at Tufts University and others – see PHASE ONE below.

SPRING 2021 – RALEIGH-DURHAM

HOW MARKET ACTORS RESPOND TO UPZONING: EVIDENCE FROM DURHAM, N.C.

UNIVERSITY OF NORTH CAROLINA, CHAPEL HILL

Although up-zoning policies are increasing in the U.S. with the goal of stimulating new and affordable housing, little is known about residential developer's attitudes and perceptions of these policies. This

study addresses this knowledge gap by conducting interviews with up to 30 residential developers in the Durham, N.C. market to develop an understanding of how, if at all, up-zoning is influencing developer decisions to build or not in the up-zoned neighborhoods and to identify the type of housing they may be planning or building.

LEF Funding: \$14,020

Total Budget: \$30,000.

Participants: Dr. Emil Malizia, Research Professor, Department of City & Regional Planning, UNC-Chapel Hill in collaboration with Dr. Mai Thi Nguyen, Professor, Urban Studies and Planning, University of California, San Diego, and Atticus Jaramillo, Ph.D. Candidate, Department of City & Regional Planning, UNC.

Video Presentation: [How Do Market Actors Respond to Upzoning?: Evidence from Durham North Carolina](#)

SPRING 2021 – WASHINGTON, D.C.

BOOK MAP RESEARCH & PRODUCTION, *"The Richest Crop – The Work of Harry Wardman."*

APA, AIA, GEORGE WASHINGTON CHAPTER LAI

Although Wardman buildings have helped define Washington's built environment for more than a century, "The Richest Crop" is the first book and comprehensive study of his life and work. Most of Wardman's projects are extant and the neighborhoods viable.

Maps that define those neighborhoods will assist planning and preservation efforts in D.C. thereby benefiting the city as a whole. In addition, several affiliate organizations have expressed a desire for these maps to facilitate their studies and advocacy work.

The grant will support the creation of 10 maps. The 1st will illustrate Wardman's oeuvre complete. Maps 2-9 will locate each of his eight periods of construction. The 10th map will locate those projects on which Wardman placed restrictive covenants, thereby illustrating the historical housing bias in U.S. cities that prevented wealth creation for black residents.

Collaboration is being undertaken with the George Washington Chapter, LAI.

LEF Funding: \$7,500

Total Budget: \$12,900

Participants: John Schlichting, APA, and Sally L. Berk, AIA, George Washington Chapter

SPRING 2020 - HAWAII

PLANTING RESILIENCY: URBAN TREE BELOW GROUND MITIGATION TECHNIQUES

UNIVERSITY OF HAWAII

This project is the first comprehensive multi-treatment urban tree/infrastructure damage study that has been done in the U.S., and the first urban tree study in Hawaii. Already six years established and with \$275,789 invested thus far, \$82,148 is needed to complete the final phase of the project with publication, presentation, and recommendations of findings.

Predominantly all urban tree research has been done in temperate climates, which cannot address the constant growth and conditions that are experienced in tropical/subtropical environments such as Hawaii. The final phase will complete and document unique and valuable research that will directly benefit a world facing climate change by providing actionable insights to governments and companies planting trees in urban areas.

Endorsement and collaboration by the Aloha Chapter, LAI.

LEF Funding: \$19,962.29

Total Budget: \$82,148 Final Phase

Participants: Dr. Andy Kaufman, ASLA, MLA, Ph.D., Associate Professor / Landscape Specialist, University of Hawaii at Manoa, Honolulu

SPRING 2019 – GEORGIA

CAPTURING FLEXIBLE ATTITUDES AND BEHAVIORS TOWARDS LAND VALUE CAPTURE

UNIVERSITY OF GEORGIA in collaboration with University of Liverpool and University of Jiaotong

This international comparative research seeks to understand key stakeholder behaviors in light of existing and alternative land value capture (LVC) mechanisms, exploring the degree of flexibility within existing market frameworks to permit new LVC policies and institutional learning.

It will measure stakeholder attitudes and behaviors towards LVC mechanisms in three global case studies: the Beltline in Atlanta (USA), the Cross Rail railway station in Ealing, London (UK), and rail transit integrated development in Shanghai (China).

Collaboration is being undertaken with the Atlanta Chapter, LAI.

LEF Funding: \$10,000

Total Budget: \$30,000 (Funding for travel and other expenses obtained from other sources)

Participants: Velma Zahirovic-Herbert, Professor, Dept. of Financial Planning, Housing and Consumer Economics, University of Georgia; University of Liverpool, University of Jiaotong., Shanghai.

Video Presentation: [Land: Value to Capture?](#)

SPRING 2019 – BOSTON

THE ROLE AND POTENTIAL RISK OF AUTOMATED SOCIAL MEDIA IN THE PARTICIPATORY PLANNING PROCESS RELATED TO LAND DEVELOPMENT

TUFTS UNIVERSITY in collaboration with CARDIFF UNIVERSITY

This project under, the direction of Justin B. Hollander, PhD, AICP, Tufts University, is studying the risks that social media manipulation poses to online community discourse around land planning and development topics. To gauge this risk, the research is reviewing social media discourse at 20 major real estate development projects in the USA in an attempt to detect the use of bots and to

assess their impact. Next, the research is developing a set of 12 Twitter bots to test a range of cyber influencing strategies. Each will have a core set of artificial intelligence and a unique personality with topical interests around key land development and planning issues. The research findings will be used to develop a theory of Smart NIMBY-ism (Not In My Backyard) and developed targeted recommendations for planners and policymakers, including sample legislation.

Collaboration is being undertaken with the Boston Chapter, LAI.

LEF Funding: \$10,000

Total Budget: \$30,000

Participants: Justin Hollander, Professor and Director of the Urban Attitudes Lab at Tufts University, Maxwell Hartt, Lecturer in Spatial Planning in the School of Geography and Planning at Cardiff University, Ruth Potts, Lecturer in Spatial Planning in the School of Geography and Planning at Cardiff University.

KeyNotes: [New Research shows 15-40% of land use approvals are being impacted by use of "bots" \(robots\)](#)

SPRING 2019 – INDIANA

THE FUTURE OF THE SUBURBAN MALL – DEVELOPMENT OF AN INDEX FOR PREDICTING
BALL STATE UNIVERSITY, COLLEGE OF ARCHITECTURE AND PLANNING

The purpose of this research is to study shopping malls to get a better understanding of mall closings and their renewal, and to provide guidance to civic leaders and property owners so they can better prepare and more effectively respond to the "retail apocalypse."

The research will develop a typology for shopping malls, identify and differentiate characteristics between them, and provide an index for measuring and predicting the health of shopping malls.

Collaboration is being undertaken with the Ely Chapter, LAI.

LEF Funding: \$10,000

Total Budget: \$19,000

Participant: Michael A. Burayidi, Irving Distinguished Professor and Chair of Department of Urban Planning, Ball State University, Indiana

Video Presentation: [Future of the Retail Mall](#)

SPRING 2019 – MELBOURNE

RECONSTRUCTING LAND-BASED LOSSES OF DISASTER AFFECTED VICTIMS.

UNIVERSITY OF MELBOURNE, FACULTY OF ARCHITECTURE, BUILDING AND PLANNING

This research aims at identifying personal, social, economic, and physical losses, in terms of 'capabilities' and 'functions' associated with land and property. Examples include disaster-affected victims in Fukushima (Japan) and residents of post-flood colonies of, Chennai (India).

A goal is to identify and propose compensation mechanism through which victims are enabled to reconstruct their pre-disaster conditions. Surveys of affected households will be conducted to identify the losses in Chennai and Japan. The findings will be relevant to addressing needs stemming from disasters in numerous international locations.

LEF Funding: \$ 10,000 (matching funds being provided by RICS Research Trust)

Total Budget: \$26,500

Participants: Professor Piyush Tiwari, University of Melbourne and RICS Research Trust (through Professor Piyush Tiwari and Jyoti Rao)

Video Presentation: [Disaster Recovery – What are international communities learning?](#)

Published Article: [Measuring housing wellbeing for disaster victims in Japan and India](#)

Published Article: [Post-disaster Reconstruction and Well-being of Affected Persons in Chennai, Tamil Nadu, India](#)

FALL 2018 – PUERTO RICO

PUERTO RICO SPRING 2019 LEW – PROFESSIONAL ADVISORY DELEGATION (PAD) SUPPORT

LEF funding assisted LAI to test and establish the PAD process and format with the potential to be utilized during selected future LEWs. The LAI's expert advance delegation visits and subsequent LEW attendee insights from the neighborhood tour and working session on May 1, 2019, enabled advances in Río Piedras' strategic planning process.

The PAD occurred during a critical time in anticipation of significant US Federal disaster funding being allocated to Puerto Rico. The results of the PAD are being made available to participants, the newly established San Juan LAI Chapter, various agencies, and the larger LAI membership.

Developing a Río Piedras Quality of Life Program

LEF Funding: \$ 8,000

Total Budget: \$13,000 (including \$5,000 match from LAI)

Participants: Trust for the Development of Río Piedras (TDRP), University of Puerto Rico Graduate School of Planning (UPR) and LEW Professional Advisory Delegation (PAD)

FALL 2018 – NEW YORK

ESTIMATING HOUSING SUPPLY ELASTICITIES FOR MANHATTAN FROM 1870 TO 2017

RUTGERS UNIVERSITY - NEWARK

This research documents the housing supply elasticity in Manhattan from 1870 to 2017. The goal of the project is to evaluate the degree to which the real estate community has been able to respond to the demand for new housing. It documents whether the recent run up in housing prices is due to a reduction in the elasticity of supply from possible causes including zoning regulations.

The results have important policy dimensions for increasing the housing supply over the long run, and which can inform the debate today about housing affordability, up-zoning, and pricing trends.

LEF Funding: \$15,000

Total Budget: \$38,000

Participants: Professor Jason M. Barr, Department of Economics, Rutgers University, Newark

KeyNotes: [Rutgers Team Completes Herculean Effort – Documenting Housing in Manhattan for 1870-2017](#)

SPRING 2018 – FLORIDA

BIG DATA ACCESSIBILITY MEASURES AND URBAN LAND VALUES

FLORIDA ATLANTIC UNIVERSITY and UNIVERSITY OF GENEVA

This study is exploring and utilizing the latest transportation data, known as Sugar Access, which is provided by Citi Labs, and its application to the study of numerous land economics

The data being utilized is providing finer-grain and more current information for a wide range

of applications including real property tax purposes, mortgage underwriting, transportation planning and land use analysis.

The study is directed by Dr. Steven Bourassa at FAU working in collaboration with other faculty at FAU and the University of Geneva, Switzerland. The LEF grant is an anchor grant with a goal of attracting additional funding to facilitate the study being expanded to new phases.

LEF Funding: \$10,000

Total Budget: \$93,500

Participants: Florida Atlantic University, School of Urban and Regional Planning
University of Geneva, Switzerland, and Citi Labs.

SPRING 2018 – SAN DIEGO

DOS PUERTAS INTERNATIONAL TRADE AND INNOVATION CENTER

UNIVERSITY OF CALIFORNIA, SAN DIEGO, AND LAI

This LEF grant supports a market study to test the feasibility of a cross border business facility/center along the US/Mexico border near San Diego, allowing both private and public-sector entities to conduct business without the delays of border crossings. The goal is to provide an environment conducive to solving issues for mutual benefit.

Planning for Dos Puertas had been underway since 2011, but the project lacked a comprehensive feasibility study to present to all entities required to approve the concept, location, construction funding and concept implementation.

The study was undertaken through a collaboration of UC - San Diego, multiple university partners, LAI Chapter members, and related consulting and governmental professionals and entities. The research results were presented at the Orange County LEW, October 2018.

LEF Funding: \$15,000

Total Budget: \$20,000

Participants: University of California, San Diego
San Diego Chamber of Commerce
Tijuana Development Corporation
Nettleton Strategies
Dos Puertas Strategic Development Team
Xpera Group (LAI San Diego)

KeyNotes: [Dos Puertas Video Presentation](#)

SPRING 2018 – CHICAGO

FUNDING FOR GRAPHIC NOVEL – *NO SMALL PLANS*

CHICAGO ARCHITECTURE FOUNDATION (now CENTER)

The initial printing of *No Small Plans* was well received and this second LEF grant assisted a second printing, teacher workshops on civic involvement and city planning, and distribution of the *Planning Chicago* book (also partially underwritten by LEF) to teachers as a teaching aid.

Course and teaching materials are being posted on-line by the Chicago Architecture Foundation for utilization by other communities with appropriate credits given to Lambda Alpha International and Land Economics Foundation.

The education process and copies of the book were presented at the Orange County LEW, October 2018

LEF Funding: \$5,000

Total Budget: \$109,180

Participants: Chicago Architecture Foundation
Chicago Plan Commission
Chicago Public Schools
Chicago Public Library
American Planning Association
Chicago Department of Cultural Affairs
Illinois Humanities Council
Wacker Manual Advisory Committee

[Video Grant Presentation](#)

APRIL 2017 – CHICAGO

GRAPHIC NOVEL OF BURNHAM MASTER PLAN

CHICAGO ARCHITECTURE FOUNDATION

No Small Plans is a 144-page graphic novel inspired by the 1911 *Wacker's Manual of the Plan of Chicago* designed to promote the Burnham Bennett 1909 Plan for Chicago.

It was created for and then utilized as a textbook for 8th graders in the Chicago schools. The novel

follows the adventures of young people in Chicago's past, present and future as they wrestle with why design matters. The work was presented at the Orange County LEW.

Through partnerships with the Chicago Public Schools and Public Library, The Chicago Architecture Foundation (CAF) intends to reach 30,000 students in grades 7-10 by 2020.

Working with students and teachers, CAF uses the city as a canvas to educate students about the importance of design and planning. The LEF grant helped fund the initial printing of 4,300 copies and associated launch and teacher education activities.

LEF Funding: \$5,000

Total Budget: \$140,940

Participants: Chicago Architecture Foundation
Chicago Plan Commission
Chicago Public Schools
Chicago Public Library
American Planning Association

KeyNotes: [Chicago Architecture Center Video Presentation](#)

SPRING 2017 - SEATTLE

EXPLORING OFFICE BUILDINGS CHARACTERISTICS & OCCUPANTS WELL BEING

UNIVERSITY OF WASHINGTON, SEATTLE

This innovative study combines research from the life sciences and real estate property analysis to measure the impact of different office environments and features on workplace users and tenants.

The Urban Lab at The University of Washington has health profiles on approximately 2,000 individuals - one quarter of whom work in office buildings in the Seattle locale.

Research in selected office building monitored daily worker activity utilizing observation devices; observing travel diary, activities and socioeconomic characteristics; and relating these findings to the services and amenities provided in these buildings.

The research project established the relationship between building characteristics, operating expenses, the well-being of the occupants, and the performance of the office structures in the marketplace.

This study was presented at the Baltimore LEW, April 2018.

LEF Funding: \$16,500

Total Budget: \$96,500

Participants: Dr. Sofia Dermisi, Victor L. Lyon and Alvin J. Wolff Endowed Professor in Real Estate, Professor of Urban Design and Planning, University of Washington; National Institute of Health; and BOMA Seattle King County

KeyNotes: [Is there a relationship between building characteristics and occupant well-being?](#)
[Video Presentation](#)

SPRING 2016 – PORTLAND, OREGON

TRIP AND PARKING GENERATION AT TRANSIT-ORIENTED DEVELOPMENTS

UNIVERSITY OF UTAH

The purpose of this analysis of the Orenco Station area in Portland, Oregon was to quantify the fiscal and economic benefits of park-and-ride lots as compared to active uses such as multifamily housing, office, and retail in transit-oriented developments (TODs).

This analysis is an extension of the Capitalizing Transit Accessibility analysis at the University of Utah, partially supported by a 2013 LEF grant. The analysis concluded that communities receive greater economic benefits from active uses and are over emphasizing park and ride strategies.

LEF Funding: \$7,500

Total Budget: \$39,732

Participants: University of Utah
National Institute for Transportation & Communities
Utah Transit Authority
Utah Department of Transportation
Wasatch Front Regional Council

SPRING 2016 – PALOS VERDES ESTATES, CALIFORNIA

MALAGA COVE PLAZA ENHANCEMENT - PHASE 1

CITY OF PALOS VERDES, CALIFORNIA and LOS ANGELES CHAPTER, LAI

Malaga Plaza is one of the oldest examples of a Public/Private Partnership where the buildings are owned privately, and the common parking, circulation and vehicular access routes are

owned by the City.

The LEF grant supported a joint effort by the private owners and the City to identify a new mix of uses, parking solutions, and public improvements – an effort being facilitated by members of the Los Angeles Chapter.

A first phase was a cost versus benefits study presented at the April 2016 Memphis LEW. The second phase identified an implementation plan.

LEF Funding: \$15,000

Total Budget: \$27,000

Participants: LAI - Los Angeles Chapter
City of Palos Verdes Estates
Malaga Cove Plaza Business and Professional Association

SPRING 2016 – TREASURE ISLAND, FLORIDA

LAND USE MIX FOR FISCAL SUSTAINABILITY IN BEACHFRONT COMMUNITIES

UNIVERSITY OF SOUTHERN FLORIDA AND UNIVERSITY OF TAMPA

The project explored the impact of public regulations and policies on urban decline in Florida beachfront communities. Mixed use zoning, revised flood regulations and increased densities were among the tools identified for their economy-wide effects. A cost/benefit analysis was made of the various potential strategies to provide guidance to similar communities.

A case study was presented at the Philadelphia LEW, April 2017.

LEF Funding: \$12,311

Total Budget: \$21,061

Participants: University of Southern Florida St. Petersburg
Tampa Bay Regional Council
City of Treasure Island

FALL 2016 – CHICAGO

PRESERVING CHICAGO'S PLANNING HISTORY – PROGRESS REPORT

THE NEWBERRY LIBRARY

This archiving effort gathered both public plans and private collections to preserve and make available key planning efforts over the past century in the Chicago region. The tasks included the professional digitization of selected major Chicago city plans and the cataloguing of studies from individuals and planning practices.

A related goal is to encourage and provide a model for similar archiving efforts in other cities and planning jurisdictions. Collaboration has been undertaken with the Ely Chapter.

A progress report was made at the Baltimore LEW, April 2018.

LEF Funding – Phase One: \$10,000

Total Budget: \$19,700

Participants: Newberry Library
LAI - Ely Chapter

KeyNotes: [Preserving Chicago's Historic City Plans Video Presentation](#)

FALL 2016 – MOUNT VERNON, NEW YORK

HISTORIC DISTRICT REDEVELOPMENT STUDY

CITY OF MOUNT VERNON, NEW YORK

Positioned in the central core of the City of Mount Vernon are two blocks of historic structures, located between other major redevelopment areas where considerable renewal resources have been expended.

The LEF grant funded an analysis and the city's first public participation process to revitalize the central, historic area with viable mixed use cultural and retail uses, while also stimulating new construction on each flank. An overlay district is now in the process of being created.

The progress report was made at the Philadelphia LEW, April 2017, and a completed case study was presented at the Baltimore LEW, April 2018.

LEF Funding: \$20,000

Total Budget: \$23,000

Participants: Department of Planning and Community Development,
City of Mount Vernon

KeyNotes: [Bringing Public Participation to Community Planning Video Presentation](#)

FALL 2014 – CHICAGO

FUNDING FOR AN E-BOOK - *PLANNING CHICAGO*

AMERICAN PLANNING ASSOCIATION

This LEF grant supported the creation of an e-book to supplement the 2013-printed edition of *Planning Chicago*. The grant enabled the gathering of permissions and the payment of reproduction fees for exhibits, maps, pictures, etc. The efforts of APA staff and authors were on a voluntary basis.

LEF Funding: \$5,000

Total Budget: \$5,000

Participants: LAI - Ely Chapter
American Planning Association

SPRING 2013 – SANTA FE

TRANSFORMATION OF ST. MICHAEL'S DRIVE, SANTA FE

CITY OF SANTA FE AND LAI - ZIA CHAPTER

The ZIA Chapter of LAI assisted the City of Santa Fe through a partnership with the Santa Fe Chamber of Commerce and Santa Fe Association of Realtors on a project to revitalize St. Michael's Drive corridor of Santa Fe. This commercial corridor of 1.25 miles contained many older and underdeveloped properties with 73% being parking lots.

A vision for housing was identified as the catalyst for transformation and Zia Chapter worked with the City to establish the right incentives including a new zoning overlay district. Several projects to utilizing the "Midtown LINC" housing incentives are underway:

<https://www.morningstarseniorliving.com/communities/assisted-living-santa-fe-nm/>

In addition, the surrounding area was designated an "Opportunity Zone" and a Midtown LINC website is moving forward. A case study was presented at the Philadelphia LEW.

LEF Funding: \$20,000

Total Budget: \$40,000

Participants: LAI - New Mexico Chapter
City of Santa Fe
Santa Fe Chamber of Commerce
Santa Fe Association of Realtors

KeyNotes: [St. Michael's Parkway Repositioning Video Presentation](#)

SPRING 2013 – TORONTO

ENVIRONMENTAL INFLUENCES ON PROPERTY VALUES

JOURNAL OF SUSTAINABLE REAL ESTATE, VOL. 6

In partnership with the American Real Estate Society (ARES), the impact of negative environmental influences (underground storage tanks, superfund sites, landfills, water and air pollutions, power lines, pipelines, etc.) were contrasted with the positive effects of such factors as beach access, views, parkland areas, etc.

The LEF grant supported the research as well as the assembly and publication of the sixth volume of the *Journal of Sustainable Real Estate* focusing on property values and environmental factors.

LEF Funding: \$30,000

Total Budget: \$60,000

Participants: LAI – Toronto Chapter
American Real Estate Society (ARES)
Florida International University
University of San Diego
University of North Carolina

FALL 2013 – SALT LAKE CITY

CAPITALIZATION ON TRANSIT ACCESSIBILITY

UNIVERSITY OF UTAH

This grant helped support a systematic gathering of studies since the early 1970's on light rail impacts on property values. A computation and consensus were prepared highlighting the

type of real estate products generating the highest premiums, as well as the potential magnitude of these gains.

An initial publication was prepared followed by a series of articles and a presentation at the Memphis LEW.

LEF Funding: \$5,000

Total Budget: \$31,250

Participants: University of Utah
Cornell University
University of North Carolina
University of Pennsylvania
University of New Orleans

FALL 2013 – ATLANTA

FUNDING FOR A BOOK - *PLANNING ATLANTA*

AMERICAN PLANNING ASSOCIATION AND LAI – ATLANTA CHAPTER

This third book in the American Planning Association (APA) series provided a critical overview of past, present and future planning activities in the Atlanta region.

Undertaken by APA in collaboration with the Atlanta Chapter of LAI, the results were presented at the Spring 2014 Atlanta LEW as well as the APA annual conference.

The collected essays address why Atlanta became the growth center of the southeast and its prominent role in the future of the region.

LEF Funding: \$5,000

Total Budget: \$39,900

Participants: LAI – Atlanta Chapter
American Planning Association
University of Michigan
Atlanta Regional Commission

FALL 2012 – TORONTO

PRESERVING INDUSTRIAL LAND IN URBAN AREAS IN FOUR CITIES

DR. STEVEN WEBBER, RYERSON UNIVERSITY, TORONTO

This analysis examined the competing interests for sites previously dominated by manufacturing in the cities of Boston, Toronto, Chicago, and New York.

Field research was undertaken to identify active preservation and redevelopment options versus traditional industrial land preservation efforts. The research documented pro-active industrial recruitment and retention efforts and the economic and planning tools utilized.

The project also received support from the School of Urban and Regional Planning at Ryerson University in Toronto. Results were incorporated in further research by the author on pro-forma analysis and sustainable urban economic development.

LEF Funding: \$10,000

Total Budget: \$15,000

Participants: Ryerson University

FALL 2012 – CHICAGO

FUNDING FOR A BOOK - *PLANNING CHICAGO*

THE AMERICAN PLANNING ASSOCIATION

This book is second in a series of city-specific publications by the American Planning Association. The LEF grant provided support for research as well as graphics for an examination of a city long known for its Burnham Plan.

The book focuses on city planning practices from the mid-20th century to the present with a chronology of many of the successes that enabled Chicago to surpass many of its midwestern counterparts.

The book also called for a renewed commitment to city planning to address the fiscal challenges, demographic changes and “two-city” development of the present era.

LEF Funding: \$5,000

Total Budget: \$54,500

Participants: Ely Chicago Chapter and APA

SPRING 2011 – CHICAGO

FUNDING A SEMINAR IN LAND USE REGULATION

JOHN MARSHALL LAW SCHOOL, CHICAGO

The Kratovil Conference on Real Estate Law & Practice: “40th Anniversary of our Quiet Revolution in Land Use Regulation”, was a one-day seminar hosted by the John Marshall Law School in Chicago along with LAI members from the Ely-Chicago and Aloha-Hawaii Chapters.

The conference featured paper presentations and panel discussions on current topics and trends in Land Use Regulation, Real Estate Ownership and Economic Development. In addition to general program support, the LEF grant enabled a summary booklet as well as press coverage to be provided for the conference.

LEF Funding: \$7,500

Total Budget: \$73,250

Participants: Ely Chapter
American College of Real Estate Lawyers
American Association of Law Schools

FALL 2011 – MEMPHIS

SUSTAINABLE PROPERTY GUIDELINES CLEMSON UNIVERSITY

Sustainable real estate is of growing importance in the real estate market, but this new sector lacks consistency as to performance measurements and reporting standards.

LEF committed funds to assist research to define public and private sector performance criteria and to evaluate the standards needed to ascertain the environmental merits of LEED (U.S.A.) and BREEM (U.K.) projects. This grant supported LAI member participation as well as publication by the Pennell Center for Real Estate Development at Clemson University.

LEF Funding: \$10,000

Total Budget: \$20,000

Participants: Clemson University
Counselors of Real Estate (CRE)

SPRING 2009 – LAI INTERNATIONAL

SAN MIGUEL DE ALLENDE, MEXICO – LAND USE STUDY

LEF, HARVARD UNIVERSITY AND PARTNERS

San Miguel de Allende, a colonial town in central Mexico, of 80,000 people, is a haven for international visitors, retirees and US second-home expatriates. The prospects for urban sprawl threaten to undermine the quality of the community.

A technical workshop involving fifteen participants from multiple disciplines was assembled in San Miguel to provide guidance for urban growth patterns, transportation, water management, conservation, etc. LEF participated with six alliance partners. The end product of the workshop provided the local leadership with guidelines to oversee an orderly growth pattern.

LEF Funding: \$10,000

Total Budget: \$50,000

Participants: LAI Members
Technical Alliance Workshops
Harvard University
San Miguel Municipal Government
Urban Land Institute
Riordan Foundation

FALL 2009 – CHICAGO

FUNDING FOR BOOK ON DANIEL BURNHAM - *THE PLAN OF CHICAGO @ 100*

Burnham Centennial Celebration

The Foundation, Ely Chapter, and 18 partners funded writing and printing a book celebrating Burnham during the Centennial celebration of his career. Chicago was master planned under the leadership of Daniel Burnham, who went on to prepare plans for San Francisco, Washington, D.C., Buffalo, and Manila.

The Plan of Chicago @ 100 was created over a four-year period with matching funds from the Ely Chapter. The book allowed LAI to directly participate in the presentation of the project in 2009 and has become a recognized resource document.

LEF Funding: \$30,000

Total Budget: \$200,000

Participants: LAI Ely Chapter
18 Other Civic and Academic Partners

FALL 2008 – PHOENIX

IMPACT AND VALUE OF LIGHT RAIL SYSTEM, PHOENIX

ARIZONA STATE UNIVERSITY

With the completion of the METRO light rail system in Phoenix, LEF helped underwrote the cost of updating a ULI study addressing the impact on land uses and values surrounding the stations along the new rail line.

The study was undertaken by master's degree students at Arizona State University working in collaboration with local government agencies. The information was segmented by community to measure the ability to recycle land and to identify constraints on value potential.

LEF Funding: \$ 4,500

Total Budget: \$49,100

Participants: LAI – Phoenix Chapter
Arizona State University
Maricopa Association of Governments
Urban Land Institute

SPRING 2007 – LOS ANGELES

ROSS MINORITY PROGRAM IN REAL ESTATE

MARSHALL SCHOOL OF BUSINESS, UNIVERSITY OF SOUTHERN CALIFORNIA

USC Marshall School of Business; School of Policy Planning & Development, hosts this program to provide minority urban developers with the technical expertise and access to resources needed to develop real estate projects in their communities. Two training sessions are held per year: the spring session is a two-week resident program, and the winter program is for non-residents and lasts six weeks.

The program was founded in 1993 by the Community Redevelopment Agency of Los Angeles,

USC, and others interested in redevelopment and has graduated over 500 leaders in urban revitalization. LEF has participated on a co-sponsor basis.

LEF Funding: \$4,500

Total Budget: \$9,000

Participants: LAI – Los Angeles Chapter, LA Community Redevelopment Agency

SPRING 2006 - PHOENIX

TV PROGRAM: PRESERVING OPEN SPACES IN SAN DIEGO - “*San Diego Canyonlands*”

<https://www.ucsd.tv/search-details.aspx?showID=11486>

This information/education television program was independently produced and aired on San Diego cable television stations.

“*San Diego Canyonlands*” was produced to further the community’s knowledge on the importance of maintaining environmentally significant canyon areas and linking these connectors with nearby urbanizing areas.

The preservation of vital open space areas is necessary to maintaining the ecosystems of San Diego County; a mitigation program is now in effect.

LEF Funding: \$5,000

Total Budget: \$40,000

Participants: University of California @ San Diego
San Diego Foundation
County of San Diego Planning Department
Estrada Land Planning

SPRING 2006 – NEW YORK

PILOT PROGRAM: TRAINING HOUSING MEDIATORS

SAGE HOUSE DOMESTIC VIOLENCE SHELTERS – NEW YORK CITY

This LEF grant funded a pilot Housing Mediation program for training volunteer mediators to assist underprivileged/under-educated residents with aggressive landlords. The Safe Horizons pilot was initiated at Domestic Violence Shelters in Manhattan and Brooklyn, and subsequently expanded into a 40-hour training program.

This program has subsequently expanded nationwide with funding support from the IBM Foundation. The Foundation funded \$2,500 in the Spring of 2006; another \$2,500 in the Fall of 2006 was matched by another non-profit entity.

LEF Funding: \$5,000

Total Budget: \$10,000

Participants:

Sage House Domestic Violence Shelters

New York Cares

New York Board of Education

IBM Foundation

FALL 2006 – PHOENIX

FORMING A REAL ESTATE BASED, GRADUATE STUDENT CHAPTER

ARIZONA STATE UNIVERSITY

The Phoenix Chapter of LAI sponsored, implemented, and monitored the establishment of a real estate graduate school student chapter. The graduate students enjoy the benefits of real estate community networking and a practical understanding of the industry through monthly meetings. An annual conference with the Massachusetts Institute of Technology real estate school was also initiated.

This student chapter was funded on a matching basis by the local chapter and has been a source of new LAI members upon graduation and movement into the industry.

LEF Funding: \$5,000

Total Budget: \$10,000

Participants: LAI – Phoenix Chapter
College of Design
Urban Land Institute
Arizona State University
