

LAMBDA ALPHA INTERNATIONAL



AN HONORARY LAND ECONOMICS SOCIETY

Land Economics Weekend – Phoenix
April 19-21, 2012



Thursday April 19

The Phoenix Land Economics Weekend is a well organized event for all the LAI members who attended to reconnect with friends and colleagues. It also served as a great introduction for LAI members who attended this LEW for the first time.



The choice of the Westin in downtown Phoenix for our conference hotel was excellent not only because it is adjacent to a light rail stop, but because of its Las Vegas size guest rooms. The nearly 450 s.f. rooms are so large because this hotel floors is an adaptive reuse of an office building that was constructed during the economic downturn. Since the building has no prospect of office tenants, it served very well as an exceptionally well appointed hotel. A more typical hotel features rooms in the 350 s.f. range.



The LEW was initiated by the President's Reception at the hotel pool deck, where all attendees were welcomed by Curt Johnson, the Phoenix Chapter President, Ian Lord, the International President, and the Phoenix LEW Planning Committee, consisting of Steve Gragg, Cindy Hammond, Jason Harris, Sheila Harris, Julie Johnson, Thomas Moore, Peter Noble, Steve Pritulsky, Jordan Rose, and Tres Winus.

Reflection of the Westin from a mirror glass building across the street.



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Friday April 20

This is the first day of our LEW program. On the bus trip from Phoenix to Tuscon, Mayor Anthony Smith of Maricopa described how his city was one of the fastest growing in the state, if not the country. At the peak of their growth cycle, over 600 building permits were issued every month. The population grew from 1,040 in 2000 to 43,482 in 2010.



Our bus also passed Pinal Air Park, which is one of the largest repositories in the country for mothballed airliners. This field, along with Mojave, are ideal for the long term storage of airlines because of the very low humidity, which helps to preserve the aircraft by minimizing corrosion caused by moisture. Although we did not stop at this field, the photo included in these meeting minutes are intended to illustrate the magnitude of this operation.



David White, manager of the University of Arizona Technology and Science Park, described the facility and its ability to create job for the local economy on the bus. The complex of large research buildings is strategically connected by a covered walkway to protect the users from the elements. This covered walkway also serves as spline to distribute building utilities such as steam, hot and chilled water from the central plant, deionized water, as well as power and data cables. It is occupied by Fortune 500 companies such as IBM, Raytheon, Canon USA and Citicorp. It also serve as an incubator for start-up companies such as NP Photonics, DILAS Diode Laser, and a company which develops GPS tracking devices for livestock. entities located at this center includes UA South, Pima Community College and Vail Academy and Educational High School.



The site of over 1,000 acres includes a photo-voltaic farm which generates electricity to power the buildings. The master plan for this institution calls for eventual development of a planned community featuring residential, service commercial, and recreational facilities.

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The luncheon venue is in the historic district of Tuscon, at the Hotel Congress, which was constructed in 1919, in the Southwestern style. Its lobby features a fully operational 1920s telephone switchboard and other antique furniture. This hotel is noted as where the bank robber John Dillinger was captured. A walking tour of the historic part of Tuscon was conducted after lunch. A number of buildings were renovated for adaptive reuse as trendy restaurants and bars, while others have found a new life as boutiques and speciality shops.



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A visit was made via bus to the Mercado District of Menlo Park and the future Mission District. This is one of Tucson's most beautiful new mixed-use transit oriented neighborhoods. The design aesthetic is based on all masonry construction and all buildings must undergo a design review process that holds the developer to a higher standard that both honors and past and recognizes the future, while addressing sustainable design and construction practices. One of the anchors of the Mercado San Agustin is the upscale Agustin Brasserie serving French cuisine.



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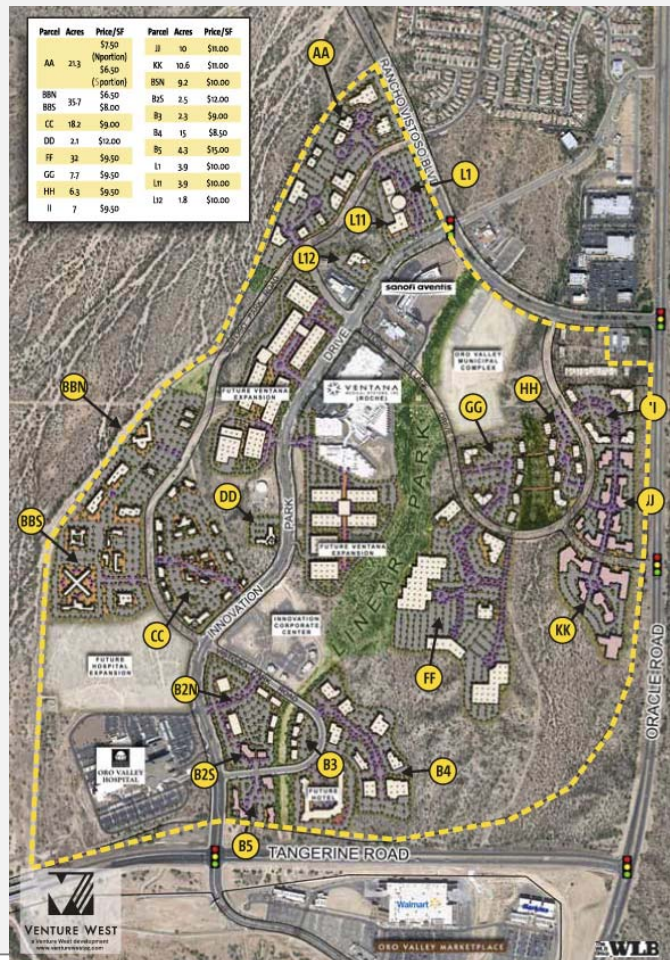


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The afternoon continued with a bus tour of Innovation Park in the town of Oro Valley. This 535-acre business park has been master planned to feature a balance of recreationally oriented residential community while providing a bioscience park with its employment base. There is nearly 200-acres of open space in the form of a linear park that provide hiking trails and view sheds for the scenic mountain vistas. Some of the world’s largest pharmaceutical companies are represented in the bioscience park. Companies such as [Sanofi-Aventis](#), [Ventana Medical Systems](#), [Oro Valley Hospital](#), and [Innovation Corporate Center](#) are providing over 1,200 well paid jobs in the town of Oro Valley.



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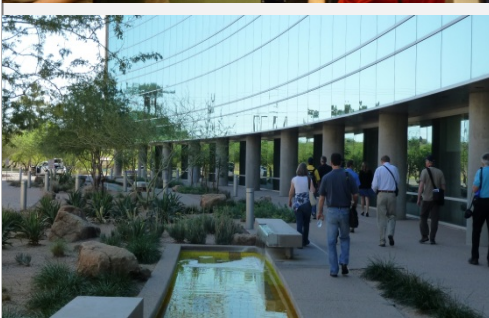
Saturday, April 21



The second day of the LEW program is a departure from the usual bus tour. The mode of transportation this day is provided by the light rail system. All LEW participants were provided with all day tickets that allows for unlimited rides for the day.



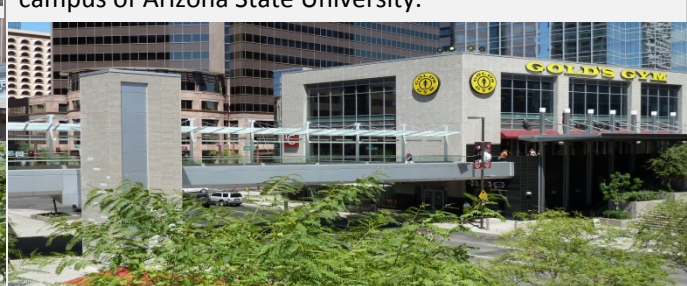
First Solar is the first stop. First Solar is one of the largest developers of photo voltaic (PV) electrical generating stations. First Solar has developed PV power generating farms on a very large scale – with completed facilities in the range of up to 500-acres in Blythe, Copper Mountain, Cimmaron, as well as smaller scale projects in Ontario, Canada, Berlin, Australia, and points beyond.



First Solar is also the venue for a presentation on the Discovery Triangle, which is a multi-city urban development and investment initiative led by the Discovery Triangle Development Corporation. This public/private nonprofit is a center for knowledge and innovation. The effort capitalizes on existing infrastructure, transportation corridors and hundreds of cutting-edge companies.



The group rode the light rail system back to downtown, Phoenix, for lunch on our own. We reconvened for a presentation at CityScape by its developer, RED Development. It is a mixed-use complex of office, retail tenants and many restaurants. CityScape is located in the center of the Phoenix CBD, is adjacent to several light rail lines, and within walking distance to Chase Field, the home of the Arizona Diamondbacks, and is just a block away from the 15,000 student downtown campus of Arizona State University.



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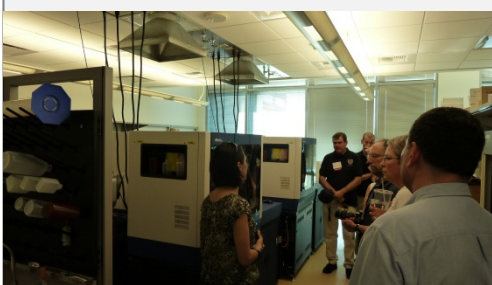
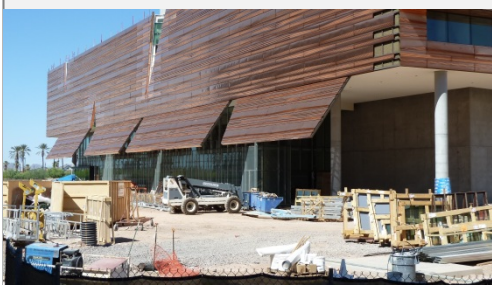


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The CityScape tour is followed by a walking tour of the UA Medical School campus and the Translational Genomics Research Institute (TGEN). Translational research provides the data and tools necessary to identify the genes that play a role in hereditary diseases and understand the genetic changes contributing to disease progression and resistance to therapy. Through partnering relationships with academic, clinical, and corporate entities, TGen's mission is to deliver these discoveries to the patient bedside as improved healthcare interventions. TGen's layered, multidisciplinary approach combines a solid infrastructure with scientific technologies and programs, academic and corporate partnerships, and enterprise efforts. The tour of the genetics research labs and all its equipment proved fascinating to all LAI members who participated on this tour.



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The Land Economics Weekend concluded with a memorable evening at the Heard Museum, which is so well known for its Southwestern Art Collection. The highlight of the evening was the amazing performance by Moontee Siquah. He is a two time International World Champion Hoop Dancer, and performed with his sons Scott and Sampson Siquah and his cousin Zachary Smith.

