

Richard C. Adams, P.E.

Transportation/Traffic Engineer

Richard Adams directs the transportation planning/traffic operations division in Kimley-Horn's Triangle-area offices. His experience encompasses over 20 years of traffic engineering, transportation planning, parking and access analysis, and site civil engineering. Mr. Adams also has expertise in transportation planning and impact analysis for private development, as well as local and state governments. In addition, he has performed construction engineering and inspection services for major transportation projects.

Relevant Experience

Lenoir Street/South Street Two-Way Conversion, Raleigh, NC — Project Manager

NCDOT, Capital Boulevard Bridge Replacements, Raleigh, NC — Traffic Engineer

Buffaloe Road Athletic Park, Raleigh, NC — Traffic Engineer

Downtown Underground Parking Facility, Raleigh, NC — Traffic Engineer

Charter Square (Site One - Downtown Raleigh), Raleigh, NC — Traffic Engineer

5401 North (Iberville), Raleigh, NC — Project Manager

NCDOT Rail Division, Goldsboro Traffic Separation Study, Goldsboro, NC — Project Engineer

North Carolina State University, Centennial Campus Traffic Analysis for Master Plan, Phases II-IV, Raleigh, NC — Traffic Engineer

South Carolina DOT, US 501 Traffic Analysis, Horry County, SC — Project Engineer

The Edison, Raleigh, NC — Project Manager

UNC-Chapel Hill, Campus Health Services Center, Chapel Hill, NC — Project Manager

Weaverville Traffic Analysis and Design Services, Weaverville, NC — Project Director

Wake County / Empire Properties Mixed-Use Development (aka L Building, aka Davie Street Deck), Raleigh, NC — Traffic Engineer

Wake County Justice Center, Raleigh, NC — Traffic Engineer

NC Museum of Art Expansion, Raleigh, NC — Traffic Engineer

Wake Technical Community College, Health Sciences II Building and Parking Deck, Raleigh, NC — Traffic Engineer

North Carolina DENR, Green Square Complex, Raleigh, NC — Traffic Engineer

Wake County, Hammond Road Detention Center Phase II, Raleigh, NC — Traffic Engineer

McLeod Regional Medical Center, Parking and Traffic Master Planning Services, Florence, SC — Project Manager

Special Qualifications

- A transportation engineer with 20 years of experience managing transportation planning, traffic engineering, and parking projects for a wide variety of clients

Professional Credentials

Master of Business Administration, Management, Georgia Institute of Technology, 1994

Master of Science, Civil Engineering, Georgia Institute of Technology, 1994

Bachelor of Science, Civil Engineering, North Carolina State University, 1988

Professional Engineer in North Carolina and South Carolina

Professional Affiliations

Institute of Transportation Engineers

National Society of Professional Engineers

Urban Land Institute



COLIN D. GREENE, CNU-A, LEED AP

Vice President | Urban Designer

Trained as an Architect, Mr. Greene is a strong advocate of sustainable development, smart growth and traditional urbanism, and has lectured frequently on their benefits. At HOK, Mr. Greene is responsible for the design and implementation of new communities for private developers in Chesterfield, Missouri; Belleville, Illinois; Prince William County, Virginia and Baton Rouge, Louisiana. In the Public Sector, he has been the lead urban designer for projects that balance new development opportunities with architectural history and heritage.

EDUCATION

University of Miami
Miami, Florida
Bachelor of Architecture, 1991

PROFESSIONAL ACCREDITATIONS

LEED Accredited Professional
Congress for the New Urbanism - Accredited

MEMBERSHIPS

American Planning Association
Congress for the New Urbanism

AWARDS

2008 Charter Award, King Abdullah
University of Science and Technology, CNU

2008 Award of Excellence, King Abdullah
University of Science and Technology ASLA,
Georgia Chapter

Illinois Charter Award, Richland, 2008, CNU

EXPERIENCE

Cities, Towns + Regions

Cheektowaga Comprehensive Plan Update
Cheektowaga, New York

Clarendon Sector Plan
Arlington, Virginia

City of Mission, Kansas Form-Based Code
Mission, Kansas

Portsmouth Downtown Master Plan and
Waterfront Strategy
Portsmouth, Virginia

Moss Point Downtown Renewal Plan
Moss Point, Mississippi

Bowie & Vicinity Sector Plan
Prince Georges County, Maryland

Oman Coastal Tourism Plan
Dhofar Region, Sultanate of Oman

Doha Master Plan, Sectors 10, 11, and 12
Dhofar Region, Sultanate of Oman

Saddiyat Island Design Guidelines
United Arab Emirates

Ciudad Mitras Community Master Plan
Monterrey, Mexico

KHED SEZ
Pune, India

College + University Campuses

Howard University Master Plan
Washington, DC

King Abdullah University of Science and
Technology
Thuwal, Kingdom of Saudi Arabia

The Congressional School Master Plan
Falls Church, Virginia

Corporate Environments

Johns Hopkins, Shady Grove Campus
Washington, DC

Districts, Corridors + Streetscapes

H Street NE Strategic Redevelopment Plan
Washington, DC

Upper Wisconsin Avenue, NW, Corridor Plan
Washington, DC

Biscayne Boulevard Urban & Architectural
Guidelines
Miami, Florida

Brickell Village Regulatory Plan & Guidelines
Miami, Florida

Big Pine Key/US 1 Corridor Plan & Design
Guidelines
Monroe County, Florida

Telfair Centre at Sugar Land
Sugar Land, Texas

Pascagoula Riverfront Master Plan
Pascagoula, Mississippi

Broadway Arts Center
Long Branch, New Jersey

* experience prior to joining HOK



COLIN GREENE, CNU-A, LEED AP

EXPERIENCE

Research Campuses

King Abdullah University of Science and Technology Research Campus
Thuwal, Kingdom of Saudi Arabia

K.A.P. S.A.R.C.
Riyadh, Kingdom of Saudi Arabia

Mixed-Use + TODs

Kentlands Boulevard Commercial District
Gaithersburg, Maryland

Braddock Road Metro Small Area Plan
Alexandria, Virginia

Library Square Redevelopment Plan
Long Branch, New Jersey

12th & Menaul Mixed-Use Master Plan
Albuquerque, New Mexico

Green Water Treatment Plant Master Plan
Austin, Texas

Doraville Mixed-Use Master Plan
Doraville, Georgia

Residential Communities + New Towns

Lavasa
Pune, India

KAUST Community Plan
Thuwal, Kingdom of Saudi Arabia

Al Bahar Master Plan
Abu Dhabi, United Arab Emirates

Al Ain Master Plan
Al Ain, United Arab Emirates

Fujairah Master Plan
Fujairah, United Arab Emirates

Al Abdi
Amman, Jordan

Chang ying Master Plan
Beijing, China

Broadway Arts District Redevelopment Plan
Long Branch, New Jersey

Qingdao Master Plan
Qingdao, China

Shishan Master Plan
Shishan, China

Sursum Corda Revitalization
Washington, DC

Bowater Community Plan
York County, South Carolina

Secrest
Union County, North Carolina

Briar Chapel
Chatham County, North Carolina

Richland Community Master Plan
Belleville, Illinois

The Bluffs at Thompson Creek
West Feliciana Parish, Louisiana

Harbor Station Mixed-Use Master Plan
Prince William County, Virginia

Bellemeade Master Plan
St. Peters, Missouri

Vistas Neighborhood Plan
Gaithersburg, Maryland

Lake Carolina
Columbia, South Carolina

Park Place South Design Code
Atlanta, Georgia

*experience prior to joining HOK



COLIN GREENE, CNU-A, LEED AP

EXPERIENCE

Rosemary Beach*

Fort Walton County, Florida

White Ash*

Columbus, Ohio

A New Neighborhood*

Warwick, New York

Evans Farm*

McLean, Virginia

New Amherst*

Cobourg, Ontario

Resorts + Hospitality

Leisure Resorts Las Vegas

Las Vegas, Nevada

Harbor Station Hotel + Golf Club

Prince William County, Virginia

Ocean Place

Long Branch, New Jersey

Transit + Multi-Modal

Triangle Metro Center

Raleigh, North Carolina

November 2003-Present *Retail Advisory Services*
Principal - JMS provides development & investment strategies, site selection, asset portfolio review and strategy management, project merchandising, leasing services, in addition to market and consumer research, marketing presentations, plans, implementation strategies, acquisition due diligence, disposition packages, and brokerage services for investors, owners, lenders, retailers, developers and communities throughout the US.

Career History

March 2002 –October 2003 *Faison Enterprises*
Director of Market Planning & Advisory Services - Identified acquisition and development opportunities, created merchandising and marketing plans for challenging assets, and packages for pivotal lease deals (e.g., Lowes, William Sonoma, Nordstrom, Macy's, Wal-Mart, Target, Bass Pro Shop). Prepared marketing and exit strategy plans for the disposition of \$400 million in development pipeline, third party and owned assets.

July 1998 –March 2002 *Trammell Crow Company*
Vice President, Research and Market Planning Services – Managed national services program supporting brokerage, development, investment, and property management. Recommended site closings and opening priorities for national retail and corporate clients including; Microsoft, Progressive Software, TIAA, Bank of America, GM, Bed, Bath & Beyond, OfficeMax, Quiksilver, Hickory Chair, Radio Shack, Einstein Bagels, Chipotle and Dick's Sporting Goods.

September 1995 -July 1998 *Faison & Associates*
Director of Research - Served on Faison's Capital Control Board assisting with development projects, identifying investment opportunities, marketing property management and leasing for institutional clients, authored *Market Focus*: an annual review of economic, demographic and real estate market performance trends for presentation to the Richmond Federal Reserve Board. Projects include; the redevelopment of SouthPark Mall, Charlotte, NC, Volusia Mall, Daytona, FL, Grand Avenue, Milwaukee, WI, and Prudential Center, Boston, MA.

January 1993 - April 1995 *HRPS (General Electric Investment Corporation joint venture with Hill Partners)*
Director of Strategic Planning and Market Research - Guided asset management to achieve exit strategy benchmarks for \$800 million retail portfolios.

Education

Faculty Appointments -Johnson & Wales University, UNCC, Elizabethtown College, State University of PA
 2008 Licensed North Carolina Real Estate Broker
 1998 MIT Real Estate Development - Continuing Education Certificate
 1987 Purdue University - **Ph.D. & MS** - Consumer Behavior & Retail Management
 1983 SUNY at Cortland - B.S. Psychology/Sociology/Communication

Service

ULI - World Trade Center/Lower Manhattan, San Pedro, CA & Key West, FL Panels.
 National Commercial and Retail Development Councils, Charlotte Executive Committee, Board of Directors, Program Chair.
 NAOIP- Mixed Use Development Council, BOMA Research Council
 National Conference Invited Speaking Engagements - ICSC, ULI, NARIEM, AHMA, AMS, ACRA
 Board of Directors -Hand Made in America, Charlotte Folk Society, Goodwill Industries
 Volunteer -Charlotte Mecklenburg Schools, Hospice, Mint Hill Historical Society, Cherryfest
 Warren Wilson College -2009 Spencer -Bryant Scholarship Recipient to Swannanoa





Lucy Gallo
Managing Principal
Mid-Atlantic and Southeast Regions
lucy.gallo@dpfg.com

Education

B.S., Accounting, University of South Carolina, 1980
Organizational Development Certificate Program,
University of North Carolina, 2001

Affiliations

Government Finance Officers Association
Urban Land Institute
American Planning Association
American Institute of Certified Public Accountants
N.C. Association of Certified Public Accountants
Growth and Infrastructure Consortium

Publications + Technical Papers

Municipal Finance Development Tools
After The Great Recession, January 2012
Paying for Public Infrastructure in the Carolinas: Reconsidering Development Financing Options, co-author, Land Development, July 2010
Analyzing the Benefits and Costs of Economic Development Projects, collaborative review, UNC School of Government, May 2010
Proportionate Share Impact Fees, co-author, NAHB, November 2009
Reconsidering School Impact Fees, co-author, GFOA, October 2005

Presentations

Wise Financing for Smarter Growth in Today's Cash Strapped World,
New Partner for Smart Growth, 2011.
Impact Fee Methodologies: Protecting Your Community from
Controversies, National Impact Fee Roundtable, 2009
Tools for Economic Development Finance,
National Impact Fee Roundtable, 2009
Impact Fees: Stepping Up Your Strategies,
NAHB State and Local Government Affairs Conference, 2006
The Private Side of Redevelopment: Agreements, Partnerships, Politics,
Risks & Rewards, Florida Redevelopment Association Annual
Conference, 2006

Professional History

2011 to Present
Development Planning & Financing Group (DPFG)
Managing Principal

2009 – 2011
AECOM Economics (Formerly Economics Research Associates)
Associate Vice President

2003 – 2009
Miley, Gallo & Associates, LLC
President and Principal

1986 – 2003
Thomas, Knight, Trent, King and Company
Executive Vice President and Principal

Lucy is the Managing Principal of the Mid-Atlantic and Southeastern Regions of DPFG, Inc. Lucy provides fiscal and economic impact analysis, real estate market analysis, benefit/cost modeling and public infrastructure finance (impact fees, tax increment financing, and special assessment districts) advisory services for urban development, redevelopment and comprehensive planning projects. With significant experience in community revitalization initiatives, Lucy has served as a lead fiscal consultant for numerous large-scale economic development and public/private partnership engagements.

Lucy understands that meaningful economic and fiscal impact analyses can successfully bridge the gap between traditional planning and economic reality to forge a cooperative, comprehensive community planning process. Over the years, she has assisted a diverse cross-section of communities, ranging from small towns and rural counties to large urban cities, with fiscal and economic analyses to evaluate important land-use planning initiatives. Regardless of the community's size, the goal of each engagement has been to address pertinent issues and concerns regarding long-term fiscal sustainability.

The ultimate goal of every modeling assignment is to help local governments, and their constituencies, in carrying out fiscal stewardship. Lucy's financial models are designed with utmost transparency; an approach that distinguishes her work in its field. Her studies have been subjected to the highest level of peer review, and those reviews consistently conclude that her approach to impact analysis is both thorough and comprehensive.

Lucy often collaborates with the UNC-Chapel Hill City and Regional Planning Department and the UNC School of Government on fiscal and economic impact related research, projects and publications.

Mid-Atlantic and Southeast Region Office Locations

Research Triangle, NC Office

1340 Environ Way, Suite 328
Chapel Hill, North Carolina 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC Office

4000 S. Faber Place Drive, Suite 300
N. Charleston, South Carolina 29405
P: (843) 277-0021
F: (919) 869-2508



