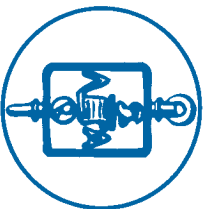


LAMBDA ALPHA INTERNATIONAL



AN HONORARY LAND ECONOMICS SOCIETY

710 East Ogden Avenue, Suite 600, Naperville, Illinois 60563-8614

FIRST CLASS
US Postage
PAID
Westmont, IL
Permit #173



KeyNotes

March 2003



Lambda Alpha International

Land Economics Society

WWW.LAI.ORG

Weekend Experience in San Diego

Lambda Alpha International designed the Weekend Experiences to allow for development of personal contacts and professional development for a guilt free weekend getaway. These Weekends are a major member benefit and an opportunity you should not miss! All the events are guests friendly so everyone will have a wonderful time!

Our host hotel will be the beautiful Manchester Grand Hyatt in a prime waterfront location with rooms overlooking the bay. The Manchester Grand Hyatt is a four-star hotel offering a resort-like setting with shopping, entertainment and dining at Seaport Village. Easy access to San Diego Zoo, Sea World®, historic Old Town, Balboa Park, golf, tennis and beaches.

Thursday Evening May 1

The Weekend Experience will begin with the President's reception and dinner at our host hotel, the Manchester Grand Hyatt beginning at 6:00 p.m. with dinner following at 7 p.m.

Our International president, **Roger Kallman** of London, and San Diego Chapter president **Laurie Madigan** will welcome our members and guests from San Diego and around the world. After introductions, our featured Key Note speaker for the evening is Dean Gail Naughton. **Gail Naughton** is the new Dean of the San Diego State University's business school and co-founder and vice-chairman of Advanced Tissue Sciences. The company is renowned for developing products for patients needing replacement tissues and organs. The emergence of new companies like Advanced Tissue Sciences in San Diego's entrepreneurial economy is creating the basis for its knowledge-based economy. San Diego is the third largest biotechnology center in the U.S. and Dean Naughton is well positioned to talk on "How Biotechnology is Changing the Face of San Diego."

Friday, May 2

Our morning tour of San Diego, lead by local San Diego members, will leave from the Hyatt Hotel at 8:30 am. We will first go by motor coach to La Jolla to visit the Lodge Hotel at Torrey Pines Golf Course (recent site of Tiger Woods' PGA victory in the Buick Invitational) for a continental breakfast and then to visit San Diego's biotechnology hub that Dean Naughton will discuss at our opening night KeyNote dinner. At the biotechnology center, we will see architect Louis Kahn's famous Salk Institute, the Scripps Institute of Oceanography and the Burnham Institute.



The Lodge at Torrey Pines Golf Course. This five-star hotel is a great example of the California Craftsman style of architecture.

We will then proceed to see how San Diego's strategic planning efforts are making San Diego a "City of Villages." The City of Villages strategy addresses growth of existing communities by combining housing, commercial, employment centers, schools and civic uses together in areas where a high level of activity already exists. An improved transit system through the Transit First initiative will connect these Villages to help them reach their full potential.

We will return to our hotel where you will have the afternoon free. (However, the Board of Governors and the Land Economics Foundation will meet during the afternoon at the Hyatt Hotel.)

Friday evening will be a party with the animals at the world famous San Diego Zoo.

We will depart our host hotel by bus at 6 pm for a Twilight Bus Tour of the zoo followed by cocktails and dinner buffet at Treetops Restaurant, which is perched in the tops of the trees along with a private waterfall. During dinner, San Diego's Lambda Alpha member **John Davies** will talk to us about the planning behind San Diego's downtown redevelopment and the sites we are going to see during the Saturday morning mobile workshop.

Governor Gray Davis appointed John Davies to the U.C. Board of Regents where he has served as its chair. He has also been a director and president of San Diego's Centre City Development Corporation, and chair of the San Diego Planning Commission. No one is more qualified than Mr. Davies to provide us with an overview of the Downtown San Diego Renaissance.

Saturday, May 3

We will depart by motor coach from the Hyatt hotel at 9 am and will visit the Centre City Development Corporation where we will have a continental breakfast. From there our San Diego Lambda Alpha members will take us on a tour of the downtown area including the Marina residential

continued on page 4

Feature Article

San Diego Weekend Experience 1

Special Articles

Hawaii Preview 4
Focus on San Diego 5
Call for Nominations 6

In Every Issue

President's Letter 2
About Us Chapter News 3
News from the Editor 5

President's Letter



Roger G. Kallman
Partner SOM
International President London

Recent Keynotes, and my own letters in them, have tended to focus on the Board of Governors' meetings and the associated Weekend Experiences, recently past or upcoming. That would seem particularly inappropriate on this occasion since the last copy of Keynotes was issued such a short time ago. Instead I am prompted to reflect on recent experiences which have vividly reminded me of the geographic distribution of Lambda Alpha Members, the quality of individuals in our society and the benefits which accrue to active members who, at a minimum, attend our semi-annual meetings or, as is increasingly the case, who network with others in Chapters across North America, in Europe and beyond.

As I reflect on these thoughts I find myself back in New York City where the highly successful autumn 2002 Weekend Experience and BOG meeting were held. No sooner had I checked into my hotel than did I meet – by chance – Dan Fulton, President of the Puget Sound Chapter, who like I was in New York for other business purposes. It was delightful to meet another Lambda Alpha member in this totally unexpected way, and to have a chance to talk about our respective experiences since we last met at an LAI event. It was also reassuring to learn the extent to which Dan was informed about a range of issues related to our organisation, largely as a result of the more frequent copies and enhanced quality of our newsletter Keynotes. We are

especially indebted to Jim Fawcett, our Scribe from the Los Angeles Chapter, and Terry Stevenson. Executive Director, of Association Management Systems, for this.

Nine days ago when I was back in London, I received a call from Ken Patton, New York Chapter President, and our wonderful host at the autumn meeting in his City. Ken was due to be a host again – this time, however, in London – a New York University function to which I had been invited. The reason for his call was to advise me that he was snowbound in New York and would be unable to attend. The upshot of this, of course, was that he also wanted me to substitute for him as the evening's speaker. If somewhat under qualified, I was nevertheless, delighted to be able to do this for him. Fortunately, and with Ken's encouragement, I had already invited a significant number of London Chapter LAI members, who were very sympathetic regardless of my performance.

The purpose of these anecdotes is to demonstrate how truly international Lambda Alpha has become and how beneficial the relationships are which we all build with one another. I can only encourage everyone to participate as fully as their schedules will allow. The rewards are genuinely great. On that upbeat note, I hope I can encourage a strong turnout for our Spring meeting in San Diego, details for which are contained in this issue of **KeyNotes** and, of course, on line. I would also recommend to any member travelling anytime to another City in which there is a Lambda Alpha Chapter to check if there might be a meeting or other function which coincides with that visit. The experience is individually rewarding, but also a wonderful way to strengthen ties with other Chapters.

Roger G. Kallman
President

Lambda Alpha International Officers 2002

President

Roger Kallman LONDON

First Vice President

Larry E. Lund ELY

Immediate Past President

Thompson A. Dyke ELY

Vice President—East US/Canada

Josef Nathanson BALTIMORE

Vice President—Central US/Canada

Alan Artibise EAST-WEST GATEWAY

Assistant Vice President

Tim Griffin MINNESOTA

Vice President—Western US/Canada

David C. Lachoff LOS ANGELES

Assistant Vice President

Janet C. Norris GOLDEN GATE

Vice President—Europe

Karen Sieracki LONDON

Assistant Vice President

Michael H. Mallinson LONDON

Vice President—Pacific

David L. Callies ALOHA

Assistant Vice President

David Greenwood VANCOUVER

Secretary

J. Craig Williams ORANGE COUNTY

Treasurer

Les Pollock ELY

Assistant Treasurer

Ian James Lord SIMCOE

Scribe

James A. Fawcett LOS ANGELES

Assistant Scribe

Jeffrey L. Soule BALTIMORE

Historian

Alan Nevin SAN DIEGO

LAND ECONOMICS FOUNDATION

President

Virginia A. Solomon SIMCOE

Vice President

Dr. John E. Gnuschke MEMPHIS

Secretary

Gary H. London SAN DIEGO

Treasurer

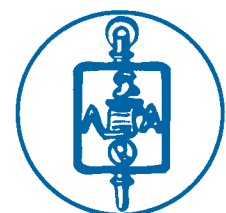
Dr. Stanley W. Hamilton VANCOUVER

KeyNotes newsletter is published semi-annually for members of Lambda Alpha International.

Editor, James A. Fawcett; Production Manager, Barbara Morris; Layout and Design, Scotpress Printing; Webmaster, Technology Place, Inc.

For more information about LAI activities, visit the website or contact the International Office:

Terry Stevenson, Executive Director
710 East Ogden Avenue, Suite 600
Naperville, Illinois 60563
630-579-3284 • 630-369-2488 fax
lai@lai.org • www.lai.org



San Diego Weekend Experience Registration

Please Return To:

Lambda Alpha International

710 East Ogden Avenue, Ste. 600

Naperville, IL 60563-8614

Register online at www.LAI.org

(630) 579-3284 - phone LAI@LAI.org - e-mail (630) 369-2488 - Fax

We want to participate in the **LAI Weekend Experience May 1-4, 2003.**

- San Diego Weekend Experience Events**
- Thursday:** Presidents Dinner at Manchester Grand Hyatt (6:00 pm)
Friday: Mobile Workshop (including continental breakfast at Torrey Pines) (8:30 am - Noon)
KeyNote Dinner at San Diego Zoo (including Twilight Zoo Bus Tour) (6 pm – 9 pm)
Saturday: Mobile Workshop (including continental breakfast and box lunch) (9:00 am – 1 pm.)
- @ \$275/person (Number of People: _____) = \$ _____
- Saturday:** Optional Tickets for The Globe Theatre in Balboa Park (8:00 pm)
Loves and Hours @ \$50 (Number of People: _____) = \$ _____
or
Knowing Cairo @ \$45 (Number of People: _____) = \$ _____
- Total PROGRAM** \$ _____

Plus Voluntary \$25.00 Contribution to:

- Canadian Land Economics Foundation
- LAI Land Economics Foundation \$ _____

TOTAL REGISTRATION FEE \$ _____

Payment:

- Check (Make check payable to: Lambda Alpha International - **US dollars only**)
- Credit Card MasterCard VISA

Cardholder Name: _____ Signature: _____

Card #: _____ Exp. Date: _____

HOTEL ACCOMODATIONS

Reservations directly with the hotel as follows:

Manchester Grand Hyatt - One Market Place, San Diego, CA

1-888-304-2047

\$239 Single rm. Bay View - \$ 264 Dble. Rm. Bay View Per Night (plus taxes)

Please make sure to say you are with Lambda Alpha International

Cut-Off Date April 1, 2003

Name: _____ Chapter: _____
(Member)

Guests/Spouse: _____

Company Name: _____

Address _____ State/Country _____ Zip _____

Tel: _____ Fax: _____ E-Mail: _____

LAI International Awards

Call for Nominations

LAI's 35th Biennial Congress will be held November 6-9 in Hawaii. An integral part of the Congress is the selection of recipients for LAI's distinguished awards program. To recognize leadership in the land economics profession, we are seeking nominations for the following awards:

Four awards recognize service to land economics professions or organizations: **International Member of the Year**, **International Public Official**, **International Urban Affairs**, and the **International Fellow Awards**.

Two awards honor the memory and contributions of distinguished LAI members: **Richard T. Ely Distinguished Educator Award** and the **Gerald D. Hines International Humanitarian Award**.

Other awards include the **Journalism Award**, **Author Award** and the **Skyline Award**.

Detailed criteria for these award nominations is available on the website at www.lai.org. To nominate a member, please contact your Local Chapter President, or send your nomination request to us at LAI Headquarters. **Deadline for nominations is July 15, 2003.**

Biennial Congress

November 6-9
2003

Outrigger Reef
on the Beach

Island of Oahu
Hawaii

If your Chapter would like to host a future Weekend Experience please contact Terry Stevenson at 630-579-3284. Dates available in the Fall of 2004.

Recipients of Lambda Alpha's 2001 International Awards:

Richard T. Ely
Distinguished Educator
Frank Mittelbach
(Los Angeles)

Gerald Hines Humanitarian
Carl William Streuver
(Baltimore)

International Skyline Award
Staples Center
(Los Angeles)

International Fellows
M. Walter D'Alessio (Philadelphia)
Robert Maffin (George Washington)
Vincent Maher (Los Angeles)
Harold Melzack (London)

Members of the Year
James Fawcett (Los Angeles)
David Lachoff (Los Angeles)

International Public Official
Robert Peck
(George Washington)

International Author
Jane Jacobs

International Urban Affairs
Kenneth R. Sparks
(George Washington)

LAI Bookstore

Featured this month: Chicago: Growth of a Metropolis by Mayer and Wade. This book, first published in 1973, was made possible in part through a grant from the LAI Land Economics Foundation.

Taking Land: Compulsory Purchase and Regulation in Asia-Pacific Counties, Tsuyoshi Kotaka and David L. Callies (eds.) University of Hawaii Press.

Planning in USA - Policies, Issues and Processes by Barry Cullingworth and Roger W. Caves.



About Us Chapter News

Visit the Chapter Corner at www.lai.org for all the latest information on LAI activities at the local level.

Golden Gate Chapter Initiates 23 at December Gala

The Golden Gate Chapter held its annual dinner and initiation on December 4, 2002 and enjoyed a record turnout of 165 guests. Held in San Francisco's newest luxury hotel, the Four Seasons, the chapter initiated 23 new members. Marc Ferrar of Millennium Partners, a member of the chapter, is the developer and owner of the new attraction. Two other chapter members, Charles and Paula Collins were also members of the development team. Ms. Collins and chapter past president, Kent Colwell, hosted the inaugural event.

The distinguished Bay Area developer, William Wilson, received the coveted Member of the Year award. His most recent project was a major renovation of the famous Ferry Building at the foot of Market Street, expected to open in early spring.

NEWS from Hawaii - Aloha Chapter

Rosemary Fazio, Secretary-Treasurer of Aloha Chapter and a partner in the law firm of Ashford and Wriston, was recently elected by the Hawaii State Bar Association to the state Judicial Selection Commission which screens judicial candidates before their formal appointment or retention to the judiciary in the state of Hawaii.

Dr. David McClain, Dean and Professor at the University of Hawaii Business School, has been named and confirmed by the Board of Regents at their monthly meeting on February 21 as the new University Vice President for Research.

Change of Address - Edward L. Johnson

Ed Johnson has been a member of LAI for 72 years, having been initiated March 6, 1931. A former International President (1943-44), he helped form the Los Angeles Chapter and was its first president. In 1989 Ed was honored as an International Fellow during the Biennial Congress in San Diego.

Ed talks about Lambda Alpha International often. He'd love to receive a card or short note from fellow members.

He and his wife Joyce currently reside at 2562 Treasure Drive, S-4007, Santa Barbara, CA 93105.

In Memoriam

Paul Lowry passed away on February 20, 2003. One of the founding members of LAI, he retired from the University of Memphis in 1985. As Director of the Bureau of Business and Economic Research, Paul served the Memphis community in many ways.

John C. "Jack" Pettigrew (Ely, 1982) passed away in February 25, 2003 of cancer at age 66. Mr. Pettigrew was president of Trka, Pettigrew, Allen and Payne (TPAP).

Attention Chapter Presidents

If you've recently elected new officers for your chapter, please log onto our website at www.lai.org to update your chapter listing. Simply log on to the website, click on "forms" and you can easily follow the prompts to update your listing.

Online Membership Directory

LAI membership directory is now available online at www.lai.org. You will need your email address and the password is "LAI". Please to profile and make sure your information is correct. If you have problems please call International Headquarters at 630-579-3284.

Hawaii - The lure of the tropics

November 6-9, 2003

Come and visit the Aloha State for the **2003 Fall Biennial Congress** and enjoy all of the hospitality the Aloha Chapter has to offer. The weekend will be casual and relaxed with just enough to pique your interest in Hawaii's land economics, its fascinating history and its unique culture. But don't just come for the weekend; bring your family or friends and plan on coming early or staying afterwards to enjoy our beautiful Neighbor Islands.



An early preview of coming attractions:

• **Thursday** - Enjoy a day of golf with your fellow LAI members at one of Oahu's most beautiful courses or just absorb the warm sun-

shine and the cool blue ocean. End the day with a casual get together with our Aloha Chapter hosts at a Waikiki landmark and walk back to your hotel in your barefeet on the beach.

• **Friday** - Start the day with a leisurely walking tour of Waikiki led by people who are responsible for its renaissance. Then hop on a Hawaiian trolley for a trip to Honolulu's historic Civic Center (home of the only royal palace in the U.S.), our picturesque Downtown, and get a taste (literally) of our bustling Chinatown. Take the afternoon to enjoy the beach, shopping or to visit some of our unique local attractions. That evening, it's the Annual Awards Banquet under the leadership of our distinguished national officers where you'll also be captivated by Hawaii's most dynamic and influential speakers.

• **Saturday** - Sleep in, enjoy a leisurely breakfast, dip your toes in the ocean, take in the sunshine. Later, join us for an afternoon tour of Oahu's newest planned communities and the growing "Second City" of Kopolei. Cap the weekend at a special private oceanfront garden and an authentic Hawaiian Luau with mellow music under the stars.

LAI is working with Outrigger Hotels to not only provide an outstanding venue on Waikiki Beach for the weekend (with extended stays possible), but also options for Neighbor Island packages. Norwegian Cruise Lines (www.NCL.com) now offers a 7-day island tour departing November 9. More information will be forthcoming following the San Diego Weekend Experience, but put the 6th-9th of November on your calendar NOW and start planning a great trip to Hawaii.

continued from front page

high-rise district, go to the top of the BOSA condominium building, visit the Gaslamp Quarter, Little Italy, the Waterfront, and East Village to name a few. We will end our tour at the new San Diego Padre's ballpark where we have a tour of the facility and then have a box lunch in their "showroom" across the street from the project. We will return to the Hyatt at approximately 1 pm pm where you will have the remaining part of the afternoon free to tour on your own.

Saturday evening we are offering an optional package to see a play at San Diego's Globe Theatres in beautiful Balboa Park. For those who wish to attend you will have the choice, as tickets are available of attending one of two plays at the Globe Theatres, both plays begin at 8 pm.

In the world renowned Old Globe Theatre is local talent Stephen Metcalfe's world premier, **Loves and Hours**. Directed by Jack O'Brien, who is fresh from taking the amazing *Imaginary Friends* to Broadway, **Loves and Hours** is a play where a divorced father has a series of encounters with family, friends, and a tempting young woman that cause him to reexamine his priorities, his feelings, and allow him to face the possibility of living and being loved again.

The Cassius Carter Central Stage will feature local playwright Andrea Stolowitz with the first fully staged production of her new work. **Knowing Cairo. Knowing Cairo** probes the explosive relationship between three headstrong women – Rose, a 79 year old German-Jewish woman, her daughter Lydia, and Rose's new African-American caretaker, Winsom. Under Winsom's care the stubborn older woman begins to open up to the world again, but as the friendship blossoms, Lydia suddenly feels shut out. This poignant new play deals with the issues of aging parents with humor and compassion.

Sunday, May 4

Sunday is a free day to tour San Diego.

Do not miss this Weekend Experience. San Diego is California's second largest city, and was the star during Superbowl XXXVII. The San Diego Chapter is very excited about hosting this event and showcasing their wonderful city. It is a city that people love to visit and hate to leave!

For more detailed information and updates, visit our website www.LAI.org where you can also register online through our secured server. Please call the Manchester Grand Hyatt directly at their toll free number 1-888-304-2047 and identify yourself with Lambda Alpha International.

- Larry Lund

NEWS FROM THE EDITOR

Our next Weekend Experience is fast approaching and the San Diego Chapter has done a marvelous job of planning the event. The tour program will include many of the highlights of this lovely city, an evening at the theatre in Balboa Park, an address by the new dean of the College of Business at San Diego State University at our Thursday dinner and, as always, a perfect opportunity to mingle with our fellow members. We hope to see many of you there, especially the members of our five California chapters.

This will be the last printed KeyNotes until late summer. Starting in April, Barbara Morris of the international staff and I will be producing a monthly edition of KeyNotes that will appear in your email. By doing a monthly issue, we can offer more timely information to you, note recent chapter events and, we hope, augment the features in our printed issues. Our objective is to bring you more chapter information including notices of upcoming events that may be of interest to members in neighboring chapters.

We'll be looking for information on notable achievements by members of LAI and we'll be able to use the versatility of our email version to bring you profiles of these members. We will also have the ability to present stories with better graphics in addition a more timely publication schedule. So, we're excited about the future and hope that you'll appreciate the enhanced communication with you.

But, to get the latest news from LAI, we'll need your email address. So, if you're not sure that we have it, go to our new online directory, check your entry and edit it to include an email address where we can contact you. So, look for us online in April and, until then, we hope to see you in San Diego.

- James Fawcett

Focus on San Diego

By Gary H. London

President, The London Group Realty Advisors, Inc.

Welcome to San Diego! The weather has been lovely all winter (I always describe it as the kind of weather you never notice when you open up your front door). We had a great Superbowl week, and Tiger Woods won the Buick Open at Torrey Pines. With all of this exposure, I wonder how many of those people watching and visiting (we had over 26 million visitors last year) will stay.

Plenty do stay. We have grown by 50,000 persons each year. This is a pace that we expect will continue, eventually taking our metropolitan area (just one County) from its current size of 3.1 million to over 5 million people during the next 20 years.

The critical difference for the future is that while San Diego was once mainly a mosaic of suburban communities, today it can no longer grow out, so it is now growing "up". Our policy makers have crafted a new General Plan, which will encourage density, mixed use, and ultimately a "City of Villages," to quote the local mantra of growth. This hasn't resulted in much in the way of mass transportation (although we do have a very cool trolley system); but commuters can cope with the traffic jams by putting the top down and basking in the sun.

Fueling that growth is jobs, which have grown at a pace of over 35,000 per year. The story of San Diego's regional economy lies in its diversity. As the rest of the nation has strug-

gled through a sluggish economic slowdown, San Diego has remained stable and strong. Attractors to the region include diverse industries such as tourism, high-tech, bio-tech, information-tech, the military and education. We are the largest military installation in the world (mostly Navy) with over 110,000 uniformed personnel and lots of support industry and consultants (although as of this writing most of the aircraft carriers and Camp Pendleton Marines are deployed in the Middle East).

When you arrive you will undoubtedly hear names like Qualcomm, General Atomic, Kyocera, Motorola, Nissan, Hitachi, Idec, Gateway, Intuit, Petco, Pfizer, Costco, Nokia, Calloway and even Jack In The Box (Foodmaker). They are all in San Diego, not because it is cheap (average new housing prices are currently over \$500,000, up 16% from last year) but because the quality of life is high. Many of these firms were given birth at, or are the progeny of, the University of California, San Diego.

The technology and scientific climate has enriched this market in a very pronounced way. An entire freeway corridor (Interstate 5) running north from La Jolla owes its economic sustenance to the UCSD education "engine". Most of San Diego's 75 million square feet of office space, 26 million square feet of Research & Development (R&D) space, and the newest of the 104 million square feet of industrial space is owed to this diversity of 21st century industry.

The space is mostly occupied, although the commercial office market has softened and in most of these areas vacancy resides well into the double digits. But the market is, frankly, not as bad as the areas where you come

from. That is the positive residual effect of a highly diversified economy.

There is a bigger San Diego story. We have one of the largest urban master plan projects in the U.S., the 23,000-acre Otay Ranch, now under development near the Mexican Border in South County. It is anchoring a rebirth of our linkage to Mexico, and will ultimately increase the mesh of commerce between the U.S. and Mexico.

After the events of September 11th, San Diego actually, eventually benefited as tourists rerouted for a domestic vacation (often by automobile). By January, our hotel occupancy numbers were mostly normal at about 70%. San Diego has also established herself as a convention and conference destination, with a new and large convention center sitting on the downtown harbor.

When you visit San Diego for the International Conference Weekend, you will stay, and enjoy, downtown. A 20-year redevelopment program has resulted in 9,000 new residential units and much revitalization throughout including the Gaslamp Quarter, new hotels, restaurants and shopping. With the anticipated completion of the new San Diego Padres ballpark in 2004, now dubbed Petco Park, downtown redevelopment is expanding to the east into the old industrial sections.

So, enjoy the trip here. As you approach Lindbergh Field look out the window at one of the truly marvelous vistas ever from an airplane, the downtown skyline and San Diego Bay. Enjoy the conference, the visit and the camaraderie.