



**TOWN CENTER ECONOMIC DEVELOPMENT  
OPPORTUNITIES PANEL DISCUSSION  
A G E N D A**

July 12, 2018  
6:00 – 7:30 p.m.

Mountlake Terrace Council Chambers  
6100 219<sup>th</sup> Street SW, Suite 220

1. Introductions
2. Panelist Opening Remarks
3. Questions and Answers
4. Open Discussion

**City Council**

Mayor Jerry Smith  
Mayor Pro Tem Kyoko Matsumoto Wright  
Councilmember Doug McCardle\*  
Councilmember Shaun Richards  
Councilmember Rick Ryan  
Councilmember Laura Sonmore\*  
Councilmember Bryan Wahl

**Planning Commission**

Chair Alice Kier\*  
Vice-Chair Mike Wicklander  
Commissioner Nick Bautista\*  
Commissioner Anthony Carr  
Commissioner Logan Galyan  
Commissioner Arthur Robertson  
Commissioner Miguel Sandoval

**EV & TC Task Force**

Chair Steve Cox  
Vice-Chair Adam Bettcher  
Sarah Bayle  
Victor Eskenazi  
Wade Heyer  
Marie Landsverk  
Mike Lavigne  
Joe Mustach  
Jerry Osborn  
Linda Rogers  
Ronald Skinner

\*Liaison to the Economic Vitality & Town Center Task Force

**Professional Panel Members**

Chris Fiori, Principal & Project Director, Heartland, LLC  
Bob Tiscareno, AIA, Design Principal and Founder, Tiscareno Associates  
Joe Ferguson, Principal of Lake Union Partners  
Brynn Estelle Telkamp, Principal & Designated Broker, Retail Brokerage Consultant

**Other Staff**

Stephen Clifton, Assistant City Manager, City of Mountlake Terrace  
Christy Osborn, Community & Economic Development Director, City of Mountlake Terrace  
Bill Trimm, City Consultant and Panel Moderator  
Jean Carr, Senior Principal, SCJ Alliance  
Brett Bures, Project Manager, SCJ Alliance  
Dan Penrose, Principal and Planning Manager, SCJ Alliance

### **Chris Fiori, Principal & Project Director, Heartland, LLC**

Chris is a Principal at Heartland LLC, a Seattle-based real estate advisory and investment firm. Over 13 years at Heartland, he has worked with clients and investors to create and implement real estate strategies, which has involved transactions and brokerage activities, development management, entity-level capitalizations, and asset management. Heartland's clients include large and small corporations, non-profit organizations, family offices and individuals, and public sector clients. Public sector clients have included many of the municipalities, Port Districts and Housing Authorities in the Puget Sound.

Chris earned two Master degrees, one in Urban Planning and the other in Public Administration from the University of Washington, with a certificate in Real Estate. He is on the Board of the Ravenna-Bryant Community Association, has recently served as an Affiliate Fellow at the University of Washington Runstad Center for Real Estate and served as a member of the Seattle Planning Commission. Chris is a licensed real estate broker in the State of Washington.

### **Bob Tiscareno, AIA, Design Principal and Founder, Tiscareno Associates**

As the founder of Tiscareno Associates in 2002, Bob spearheads initial site and building design to achieve and exceed the expectations of clients. His background includes providing architecture and urban design leadership for all project types including multi-family, mixed use, commercial, government, Transit Oriented Development (TOD), and the master planning of large complex sites. Bob's master planning, TOD expertise, and design vision for growing cities has shaped communities throughout the greater Seattle area, including Kent Station, Mill Creek Town Center, Everett's Waterfront Place, Redmond Town Center, Redmond's Triangle and Riverpark, The Danforth in First Hill, and the Queen Anne Collection in Queen Anne.

Bob has been involved with the development of over 100 urban design projects, and has substantial experience with multi-disciplinary design teams in both the public and private sectors. He has presented in front of countless Design Review Boards and Project Stakeholder Groups. Bob and his firm are committed to creating exceptional architecture that realizes the client's vision and reflects the community's values. The firm collaboratively creates engaging projects that are sustainable and superbly suited to their site and intended use. Bob holds a Bachelor of Architecture from University of Southern California and a Master of Architecture in Urban Design from Harvard University, and sits on the ULI Northwest Multi-Family Product Council.

### **Joe Ferguson, Principal of Lake Union Partners**

As co-founder and principal of Lake Union Partners, Joe leads the firm's investment strategy, site acquisition and capital development efforts. Utilizing his background in brokerage and land use economics, Joe combines a creative market vision with strong transaction instincts to guide effective real estate investment opportunities. Joe serves on the National Advisory Board for the University of Colorado Real Estate Center and is a former Associate Fellow of the Runstad Center at the University of Washington.

### **Brynn Estelle Telkamp, Principal & Designated Broker, Retail Brokerage Consultant**

Brynn brings over three decades of shopping center & mixed-use retail and restaurant leasing, business management and financing experience in her retail brokerage business. Brynn launched Be RETAIL in 2017 after three years at JSH Properties and was a founding partner at Real Retail from 2006 until 2014. Brynn's attention to detail, coupled with her broad knowledge of what makes a successful retail project, has earned Brynn a position as a balanced trusted advisor to Developers, Landlords and Tenants. She developed her real estate and retail leasing skills as at Real Retail in Seattle and her previous positions at Blatteis Realty and CBRE from 2000 to 2006.

Prior to her leasing career, Brynn was a loan officer | banker broker at Seattle Mortgage Company, a privately-held commercial and residential lender, a corporate relocation manager for Windermere Real Estate, the largest residential real estate company in the Puget Sound. Soon after completing business school studies at Washington State University and Seattle University, Brynn was Director of Sales with Pacific Guest Suites followed by joining the first all-suite hotel in downtown Seattle, the West Coast Plaza Park Suites. She is an active member of the International Council of Shopping Centers (ICSC) and attends both local and national meetings, holds a Washington Designated Broker's license, is a CCIM candidate and is gratefully married to Michiel Telkamp and has two talented boys, Banks and Jack.

# BC/D Zoning / Sub-Districts

