

## Curriculum Vitae

### GARY PIVO *University of Arizona*

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#### EDUCATION

Dec. 88 Ph.D., University of California, Berkeley, City and Regional Planning  
May 79 MRP, Cornell University, Regional Planning  
March 77 BA, University of California, Irvine, *cum laude* Social Ecology

#### POSITIONS

##### **University of Arizona**

<i>Professor Emeritus</i> , Urban Planning	1/2024-present
<i>Deputy Director</i> , Urban Water Innovations Network (a National Science Foundation Sustainability Research Network)	7/2015 – 7/2022
<i>Professor</i> Urban Planning Natural Resources and the Environment Real Estate	7/1998 – 12/2023 7/2003 – 12/2023 7/2012 – 12/2023
<i>Senior Fellow</i> , Office of Economic Development/University Research Parks	7/2003 – 7/2011
<i>Dean</i> , Graduate College & <i>Director</i> , Graduate Interdisciplinary Programs (university-wide)	7/1999 – 7/2003
<i>Associate Dean</i> , College of Architecture, Planning, and Landscape Architecture	8/1998 – 7/1999

##### **Vert Asset Management: Sustainable Investing**

<i>Member</i> , Investment Research Group	1/2017 – present
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##### **University of Washington**

<i>Department Chair</i> , Urban Design and Planning	7/1996 – 8/1998
<i>Associate Professor</i> of Planning, <i>Adjunct Associate Professor</i> of Civil Engineering, <i>Adjunct Associate Professor</i> of Public Affairs	6/1992 – 8/1998
<i>Director</i> , Human Dimensions Group, Puget Sound Regional Synthesis Modelling Program	7/1996 – 8/1998
<i>Director</i> , Interdisciplinary Group for the Ph.D. in Urban Design and Planning	6/1995 – 8/1998
<i>Director</i> , Center for Sustainable Cities	1/1993 – 6/1995

<i>Sabbatical</i> , International Centre for Sustainable Cities Vancouver, Canada	6/1992 – 6/1993
<i>Assistant Professor of Planning, Adjunct Assistant Professor of Civil Engineering and Adjunct Assistant Professor of Public Affairs</i>	8/1987 – 6/1992
<i>State Policy Fellow</i> , Washington State Institute for Public Policy The Evergreen State College, Washington	7/1989 – 7/1990
<b>Gary Pivo &amp; Associates, Principal</b>	6/1985 – present
<b>Urban Futures, Inc., Urban Planner</b>	7/1984 – 6/1985
<b>Lawrence Livingston &amp; Associates, Urban Planner</b>	9/1982 – 7/1984
<b>United State Forest Service</b>	
<i>Program Analyst</i> , Western Regional Headquarters	6/1981 – 9/1982
<i>United States Presidential Management Intern</i>	6/1979 – 6/1981
Office of the Asst. Secretary of Agriculture, Washington, D.C.	
Office of the Deputy Chief, Washington, D.C.	
Office of the Governor, Salem, Oregon	
Northwest Regional Headquarters, Portland, Oregon	
Mount Hood National Forest HQ, Portland, Oregon	
Zig Zag Ranger District, Sandy, Oregon	

## AWARDS AND HONORS

*Master Builder*, Sonoran Institute, 2014  
*American Real Estate Society Legacy Award*, 2012  
*Senior Research Fellow*, Homer Hoyt Institute, 2012-13  
*Administrator of the Year*, UA Graduate & Professional Student Council, 2003  
*Institutional Leadership Award*, NASA/Quality Education for Minorities, 2003  
*In Grateful Appreciation*, UA Graduate & Professional Student Council, 2000  
*UW Showcase*, highlighting a century of faculty achievement at the U. of Washington, 1997  
*Leadership in Growth Management*, 1000 Friends of Washington, 1996  
*Washington State Public Policy Fellow*, Washington State Institute for Public Policy, 1989  
*In Grateful Appreciation*, City of Livermore, California, 1987  
*Honorable Mention*, National Science Foundation Graduate Research Fellowship, 1978  
*Cornell University Presidential Fellowship*, Cornell University, 1978-79  
*Distinguished Graduating Student*, U.C., Irvine, Dean of Students, 1977  
*Community Service of the Year* (university-wide), U.C., Irvine Alumni Association, 1977  
*Community Service of the Year*, U.C., Irvine Social Ecology Program, 1977

## PUBLICATIONS

### 2025

Fuerst, Franz, Samuel Adams, and Gary Pivo. "Investing in "Green" Commercial Real Estate: Frameworks and Metrics." *Oxford Research Encyclopedia of Economics and Finance*. 2025.

### 2023

Berger, Lena, Adam Douglas Henry, and Gary Pivo. "Orienteering the landscape of urban water sustainability

indicators." *Environmental and sustainability indicators* 17 (2023): 100207.

## 2022

Pivo, G, AD Henry, L Berger, and EL Fernandez, Organizational Networks and Implementation of Sustainable Urban Water Practices in US Local Governments, *Water Policy*, 24.2 (2022): 382-396.

Yuan Lai, Sokratis Papadopoulos, Franz Fuerst, Gary Pivo, Jacob Sagi, Constantine E. Kontokosta, Building retrofit hurdle rates and risk aversion in energy efficiency investments, *Applied Energy*, Volume 306, Part B, 2022, 118048, ISSN 0306-2619, <https://doi.org/10.1016/j.apenergy.2021.118048>.

## 2021

Berger, L, AD Henry and G Pivo, Role of city collaboration networks in the acceleration and attenuation of Integrated Water Management, *Water Policy* (2021) 23 (2): 222–238.

Pivo, G., [Equity and Sustainability Assessment of Tucson's Government Property Lease Excise Tax \(GPLET\) Program](#), City of Tucson.

## 2020

Pivo, G, AD Henry, and L Berger, Essential Elements in Local Environmental Policy Change: A Guide for the Perplexed, *Environmental Science and Policy*, v106. Pivo, G, *Equity and Sustainability Assessment of Tucson's Government Property Lease Excise Tax (GPLET) Program*, City of Tucson Office of Economic Initiatives, 55 pp.

An, X and G Pivo, Green Buildings in Commercial Mortgage-Backed Securities: The Effects of LEED and Energy Star Certification on Default Risk and Loan Terms. *Real Estate Economics* 48(1): 7-42. Recognized by Wiley as a "top 20 most read paper" in *Real Estate Economics* for 2017-2018 (Note: previously listed as 2017 when first published online).

Berger, L, AD Henry and G Pivo, Integrated Water Management recommendations in practice: the coexistence of "old" and "new" ways in Arizona's transition, *Water Policy*, 1-18, doi: 10.2166/wp.2020.307.

Bell, E, AD Henry and G Pivo, Assessing Sectoral Heterogeneity and Leadership in Urban Water Management, *Water Policy* 22(5), 867-886.

Lai, Yuan, et al. "Building Energy Retrofit Hurdle Rates and Risk Arbitrage in Energy Efficiency Investments." Kenan Institute of Private Enterprise Research Paper 20-07 (2020).

Meixner, Thomas, et al. "Green stormwater infrastructure and water resources in the urban built environment: opportunities and barriers in a coupled natural-human system." AGU Fall Meeting Abstracts. Vol. 2020. 2020.

## 2019

Kontokosta CE, Franz F, Pivo G, and Sagi J, Lai, Y. and Papadopoulos, S., Estimating Office and Residential Building Energy Retrofit Hurdle Rates and Risk Arbitrage in Energy Efficiency Investments, RERI Working Paper – RERI-LBNL Research Grant.

## 2018

Cole, J., S Sharvelle, N Grigg, G Pivo and J Haukaas, [Collaborative, risk-informed, triple bottom line, multi-criteria decision analysis planning framework for integrated urban water management](#), *Water* 10, 1722.

Stoker, P, G Pivo, C Howe, V Elmer, A Stoicof, J Kavkewitz, and N Grigg, [Joining-Up Urban Water Management with Urban Planning and Design](#), Water Environment Foundation, Project Number: SIWM5R13, 217 pp.

Bolson, J., Sukop, M. C., Arabi, M., Pivo, G., & Lanier, A. A stakeholder-science based approach using the national urban water innovation network as a test bed for understanding urban water sustainability challenges in the U.S., *Water Resources Research*, 54.

Elmer, V., C Howe, P Stoker and G Pivo, Collaborating on Water and Planning: A Perspective for Planners *PAS Memo*, May/June 2018, American Planning Association, 12pp.

## 2017

Atkins A., A Sanderford and G. Pivo, How Location Efficient is LIHTC? Measuring and Explaining State-Level Achievement, *Housing Policy Debate* 27(3), 335-355.

Bell, Emily V., Adam Henry, and Gary Pivo. "A Mixed Methods Approach to Code Stakeholder Beliefs in Urban Water Governance." AGU Fall Meeting Abstracts. Vol. 2017. 2017.

Hammer J, and Pivo G, Triple Bottom Line Economic Development in Theory and Practice, *Economic Development Quarterly* 31(1), 25-36.

## 2016

Pivo, G, A Sanderford, K Smith, L Jensen, A Abu-Khalaf, S Santos and L Zhong, *Gap Analysis of Affordable Housing in Pima County, Arizona*, Family Housing Resources, Inc., 70 pp.

## 2015

Pivo, G. and Arabi M., Breaking Out of Silos, <https://erams.com/UWIN/?p=818>.

An, X and G. Pivo, Default Risk of Securitized Commercial Mortgages: Do Sustainability Property Features Matter? Presented at the 2015 Real Estate Research Institute Conference and the 2015 AREUE National Conference, ([Posted: 3/02/2015, Working Paper #4062](#)).

Meixner, Thomas, et al. "Semi-Arid Water Resource Challenges-Can Water Harvesting Close the Gap?." AGU Fall Meeting Abstracts. Vol. 2015. 2015.

## 2014

Pivo, G., Walk Score: The Significance of 8 and 80 for Mortgage Default Risk in Multifamily Properties. [Journal of Sustainable Real Estate](#), vol. 6, 187-210.

Pivo, G., Unequal Access To Energy Efficiency In US Multifamily Rental Housing: opportunities to improve, *Building Research and Information*, 42(5),1-19.

Pivo, G., The Effect of Sustainability Features on Mortgage Default Prediction and Risk in Multifamily Rental Housing, [Journal of Sustainable Real Estate](#), vol. 5, 1.

Hammer J., McCullough, M, Goldstein, I, Pivo G., *The Triple Bottom Line Tool: Version 1.0* <[www.tbltool.org](http://www.tbltool.org)>, U.S. Economic Development Administration, Washington, D.C. Available online at [www.tbltool.org](http://www.tbltool.org).

## 2013

Pivo, G., Walk Score and Multifamily Default: The Significance of 8 and 80. Fannie Mae, Washington, DC. Available at <http://www.fanniemae.com/portal/about-us/media/commentary/122313-hayward.html>.

Pivo, G., The Definition of Affordable Housing: Concerns and Related Evidence. Fannie Mae, Washington, DC. Available at <http://www.fanniemae.com/portal/about-us/media/commentary/122313-hayward.html>.

Pivo, G., The Effect of Transportation, Location, and Affordability Related Sustainability Features on Mortgage Default Prediction and Risk in Multifamily Rental Housing. Fannie Mae, Washington, D.C. Available at <http://www.fanniemae.com/portal/about-us/media/commentary/052913-hayward.html>.

## 2012

Pivo, G., Energy Efficiency and its Relationship to Household Income in Multifamily Rental Housing. Fannie Mae, Washington, D.C. Published online at <http://www.fanniemae.com/portal/about-us/media/commentary/103112-hayward.html>.

Hammer J., McCullough, M, Goldstein, I, Pivo G., *The Triple Bottom Line Tool: Beta Version* <www.tbltool.org>, U.S. Economic Development Administration, Washington, D.C. Published online at [www.tbltool.org](http://www.tbltool.org).

## 2011

Pivo, G. and Fisher, J., The Walkability Premium in Commercial Property Investing, *Real Estate Economics* 39: 2,185-219. **One of Five Most Cited articles in Real Estate Economics in the last 3 years**, according to CrossRef, as of October 2022.

Pivo, G and Fisher J., Toward Sustainable and Responsible Property Investment Indices, prepared for Strengthening the Green Foundation, Tulane University, New Orleans, March 10-11, 2011.

## 2010

Pivo, G. and Fisher, J., Income, Value, and Returns in Socially Responsible Office Properties, *Journal of Real Estate Research* 32: 3, 243-270. **Winner of the 2012 Legacy Award** from the J. of Real Estate Research for being one of the 3 best papers published by the journal over the past 3 years. **5<sup>th</sup> most cited article in JRER**.

Pivo, G., Owner-Tenant Engagement in Sustainable Property Investing, *Journal of Sustainable Real Estate* 2: 1.

## 2009

Pivo, G., Social and Environmental Metrics for US Real Estate Portfolios: Sources of Data and Aggregation Methods, *Journal of Property Investment and Finance* 27:5, 481-510.

Pivo, G. *Owner-Tenant Engagement in Responsible Property Investing*, UNEP Finance Initiative, Geneva. Also available in Japanese translation.

## 2008

Pivo, G., Responsible property investment criteria developed using the Delphi Method, *Building Research & Information* 36:1, 20 – 36.

Pivo, G., Responsible Property Investing: What the leaders are doing, *Journal of Property Investment and Finance* 26: 6, 562-76.

Pivo, G., Exploring Responsible Property Investing: A Survey of American Executives, *Corporate Social Responsibility and Environmental Management* 15: 4, 235-248.

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Pivo, G., *Responsible Property Investing: What the Leaders are Doing*. UNEP Finance Initiative, Geneva, 93pp. Also available in French and Japanese translations.

Pivo, G and McNamara P, Sustainability Through Responsible Property Investing. In *Sustainable Investing: The Art of Long Term Performance*, Cary Kroinsky and Nick Robins, London: Earthscan.

## 2007

Pivo, G., *Sustainable and Responsible Property Investing: A survey of American executives*. In collaboration with Institutional Real Estate Inc., Co-sponsored by the Urban Land Institute, Building Owners and Managers, Intl., the National Assoc. of Real Estate Investment Trusts, and the Real Estate Roundtable.

## 2006

Pivo, G., *Patient Capital and School Trust Real Estate Programs*, Lincoln Institute of Land Policy Working Paper WP07GP1. Published as a joint venture by the Lincoln Institute of Land Policy and The Sonoran Institute.

Wood, D. and Pivo, G. *Conference Report: Real Estate and Socially Responsible Investment: New Products, New Investment, New Value*. Hosted by the Institute for Responsible Investments and Professor Gary Pivo of the UA, February 28-March 1, 2006. Published by the Center for Corporate Citizenship at Boston College.

## 2005

Interdisciplinary Task Force, *Report of the Interdisciplinarity Task Force*, American Association of Universities

Pivo, G. and McNamara P, Responsible Property Investing, *International Real Estate Review*, v8, 1: 128-143.

Pivo, G, Is There a Future for Socially Responsible Property Investments? *Real Estate Issues*. V30, n5: 16-26. Reprinted in *Socially Responsible Investing: Perspectives and Country Experiences*, The Icfai University Press, India, 2007.

Pivo, G. Creating Compact and Complete Communities: Seven Propositions for Success. *Practicing Planner* v3:2, 2005.

Pivo, G., Considerations in the Decision to Apply for Graduate Studies: A Case Study. *Council of Graduate Schools Communicator*, v38, 8: 3-5.

Pivo, G. and McNamara, P., *Responsible Property Investing: A Briefing Paper for the Principles for Responsible Investment Process*, United Nations Finance Initiative, Geneva. Available from the Oxford Institute for Sustainable Development, International Lands Market Research Group, Research Reports Series.

## 2002

Pivo, G., Carlson, D., Kitchen, M. and Billen, D., Learning from Truckers: Truck Drivers' Views on the Planning and Design of Urban and Suburban Centers, *Journal of Architectural and Planning Research*, 19, 1:12-29.

## 1998

Pivo, G., Office Location in a Post-Industrial Urban Environment by Lyssa Jenkens. *Urban Studies* v. 35:8.

Lang, Robert E., Hornburg, Steven P., Danielsen, Karen A. (eds.), Gated Communities in America: Walling Out of the World? *Journal of Housing Policy Debate*, v8, n4. (Note: This is an edited version of an ACSP panel discussion. Panelists included Edward Blakely, Gary Pivo, David Prosperi, and Mary Gail Snyder.)

Pivo, G., Regional Efforts to Achieve Sustainability in Seattle: Skinny Latte or Double Fat Mocha? In *Creating Sustainable Places*, January 30-31, 1998. Tempe, AZ: Herberger Center for Design Excellence, College of Architecture and Environmental Design, Arizona State University. Symposium Working Paper Series.

## 1997

Pivo, G., Conference Report: Land Use Roundtable. The Changing Face of the Pacific Northwest. Sponsored by The Henry M. Jackson Foundation. Seattle, Washington. February 12, 1997, *Land Use Policy* 14,4: 332-334.

Pivo, G. *How Do You Implement Less Auto Dependent Urban Form? The Case of Kirkland Washington*. Olympia: Washington State Department of Transportation for the Washington State Transportation Commission and in cooperation with the U.S. Department of Transportation, Federal Highway Administration. Report Number WA-RD 436.1. Also available through the National Technical Information Service, Springfield, VA.

Pivo, G., Carlson, D., Kitchen, M., and Billen, D., *Learning from Truckers: Moving Goods in Compact, Livable Urban Areas*. Olympia: Washington State Department of Transportation for the Washington State Transportation Commission and in cooperation with the U.S. Department of Transportation, Federal Highway Administration. Report Number WA-RD 431.1. Also available through the National Technical Information Service, Springfield, VA.

Pivo, G. and Taylor, G., *Land Use Issues of the Pacific Northwest*. Prepared for the Henry M. Jackson Foundation.

## 1996

Pivo, G., Toward Sustainable Urbanization On Main Street Cascadia. *Cities* v13, 5: 339-355.

Pivo, G., et al., *Report of the University of Washington Review Panel on Mitigating Problems Caused by Seahawks Football at Husky Stadium*, University of Washington.

Pivo, G. and Rose, D., Seattle: Coping with Success. In Ed Blakely and Bob Stimson (eds.), *New Cities of the Pacific Rim*, Berkeley: University of California at Berkeley, Institute for Urban and Regional Development.

## 1995

Frank, L. and Pivo, G., The Impacts of Mixed Use and Density on the Utilization of Three Modes of Travel: The Single Occupant Vehicle, Transit, and Walking. *Transportation Research Record No. 1466: Issues in Land Use and Transportation Planning, Models, and Applications*, Washington, D.C.: National Academy Press, pp. 44-52.

Pivo, G., *The Use of Market Incentives to Manage Growth and Protect Farmlands*. Prepared for the National Committee on United States-China Relations for use at the growth management workshop in the People's Republic of China. October 21-November 4, 1995.

Pivo, G. *Toward Sustainable Urbanization on Mainstreet Cascadia*. Vancouver, B.C.: International Centre for Sustainable Cities.

Pivo, G., Thatte, A., and Hess, P., *Trends and Patterns in Land Use That Affect Auto Dependence in the Metropolitan Areas of Washington State, Final Report*. Olympia: Washington State Department of Transportation for the Washington State Transportation Commission and in cooperation with the U.S. Department of Transportation, Federal Highway Administration. Also available through the National Technical Information Service, Springfield, VA.

Klastorin, Ted, Pivo, G., Pilcher, M., Carlson, D., Hyman, C., Hansen, S., Hess, P. and Thatte, A., *Urban Goods and Intercity Freight Movement*. Olympia: Washington State Department of Transportation for the Washington State Transportation Commission Planning and Programming Service Center in cooperation with the U.S. Department of Transportation Federal Highway Administration. WA-RD 373.1. Also available through the National Technical Information Service, Springfield, VA.

## 1994

Pivo, G. and Frank, L., *Relationships Between Land Use and Travel Behavior in the Puget Sound Region*. Olympia: Washington State Department of Transportation for the Washington State Transportation Commission Planning and Programming Service Center in cooperation with the U.S. Department of Transportation Federal Highway Administration. WA-RD 351.1. Also available through the National Technical Information Service, Springfield, VA.

Pivo, G., Growth Controls and Metropolitan Economic Development - The US Experience. In *Competition between Metropolitan Areas in Europe - and Munich?* Munich: Association for the Promotion of Research on Urban and Regional Economic Structure - GFS - and the Chamber of Industry and Commerce for Munich and Upper Bavaria. 1994.

Kriken, J., Pivo, G., Lee, T., and Barnett, J., 1994. Human Diversity: Making Cities Different. In *Urban Design: Reshaping Our Cities, Proceedings of the International Urban Design Conference*, September 30-October 2, 1993. Edited by Anne Vernez-Moudon and Wayne Attoe. Seattle: University of Washington, Department of Urban Design and Planning.

## 1993

Pivo, G., A Taxonomy of Suburban Office Clusters: The Case of Toronto. *Urban Studies*, 30(1):31-50.

Pivo, G., Is the Growth Management Act Working? A Survey of Resource Lands and Critical Area Development Regulations, *University of Puget Sound Law Review* 16, 3:1141-1179.

Pivo, G., Growth Management: The Planning Challenge of the 1990s by Jay Stein (ed.) and Land Use Planning: The Ballot Box Revolution by Roger W. Caves. *Journal of Planning Education and Research* v13, 2: 155-156.

Pivo, G., Options for Growth Management: Policy Tools and Programs. In *Expanding the Toolkit: Options for Growth Management in a Context of Structural Change and Sustainable Development*, Proceedings from a Symposium on Growth Management, May 13-14, 1993. Vancouver, BC, The University of British Columbia, Centre for Human Settlements.

Pivo, G., Continuous Impact Budgeting. In Parham, David, *Alternatives to the Environmental Impact Report, June 17-18, 1993*. ULI Education Policy Forum Series No. 630. Washington, DC: ULI-The Urban Land Institute, Education Department.

## 1992

Pivo, G., 1992. How Do You Define Community Character: Adapting the Environmental Impact Statement Process to Snoqualmie, Washington. *Small Town*, 23(3):4-17

McIntire, J.L. and Pivo, G., The Impacts of Regulations on Housing Affordability: A Contextual Overview. In Kelbaugh, D. (ed.), *Housing Affordability and Density: Regulatory Reform and Design Recommendations*. Prepared for the Washington State Legislature by the Department of Architecture, University of Washington. 13pp. Pivo, G., Toward Performance Based Growth Management for Downtown Seattle. In Childs, Mark (ed.), *What Price Growth? Essays on Managing Growth in the Puget Sound Region*. Seattle: University of Washington, Institute for Public Policy and Management.

Stanilov, Kiril, Pailthorp, Melissa, Carlson, Daniel and Pivo, Gary, *A Literature Review of Community Impacts and Costs of Sprawl*. Washington, DC: National Trust for Historic Preservation.

Pivo, G., Moudon, A., Loewenherz, F., *A Summary of Guidelines for Coordinating Urban Design, Transportation and Land Use Planning, with an Emphasis on Encouraging Alternatives to Driving Alone*. Prepared for the Washington State Transportation Commission. Seattle: Washington State Transportation Center (TRAC), 19pp. Also available through the National Technical Information Service, Springfield, VA.

Pivo, G. and Moudon, A., 1992, *A Strategic Plan for Researching Urban Form Impacts on Travel Behavior*. Prepared for the Washington State Transportation Commission. Seattle: Washington State Transportation Center (TRAC), 20pp. Also available through the National Technical Information Service, Springfield, VA.

Layzer, J., Pivo, G. and McIntire, J.L., *Policies and Programs Designed to Mitigate the Impacts of Regulations on Housing Costs*. Prepared for the Washington State Legislature. 10pp.

Pivo, G., Abbott, N., Perkins, K., *Local Government Planning Tools: Executive Summary*. Seattle: University of Washington Growth Management Planning and Research Clearinghouse. Reprinted in *Competition between Metropolitan Areas in Europe - and Munich?* Munich: Association for the Promotion of Research on Urban and Regional Economic Structure - GFS - and the Chamber of Industry and Commerce for Munich and Upper Bavaria. 1994.

Pivo, G., Abbott, N., Perkins, K., *Local Government Planning Tools: Final Report*. Seattle: University of Washington Growth Management Planning and Research Clearinghouse.

Pivo, G. and McFall, K., *Critical Areas and Resource Lands Development Regulations*. Seattle: University of Washington, Growth Management Planning and Research Clearinghouse. 42pp.

Pivo, G. and McFall, K., *Critical Areas and Resource Lands Checklists*. Seattle: University of Washington, Growth Management Planning and Research Clearinghouse.

Pivo, et al., Impact Fee Symposium Proceedings, University of Washington. In *King County Commission on Impact Fees, Impact Fees: Recommendations for the Region's Policy Makers*.

## 1991

Pivo, G., Ellis C., Leaf M., G. Magutu. 1990. Physical Planning Thought: Retrospect and Prospect. *The Journal of Architectural and Planning Research* v7, 1:54-70.

Pivo, G., Capping Impacts Instead of Development: An Alternative Approach to Growth Management, *Berkeley Planning Journal*, v6, 1:107-115.

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Pivo, G., Alternative Techniques for Managing Growth, by Irving Shiffman. *Journal of Planning Education and Research*, v11,1:80.

Pivo, G., Natural Landscape Amenities and Suburban Growth, by Christopher Mueller-Wille, Evaluation Methods for Urban and Regional Plans, edited by Daniel Shefer and Henk Voogd, and Region as a Socio-Environmental System, by Dov Nir. *Journal of Regional Science*, v30, 1:112-114.

## 1990

Pivo, G., The Net of Mixed Beads: Suburban Office Development in Six Metropolitan Regions. *Journal of American Planning Association*, v56, 4:457-469. Reproduced in Lincoln Institute of Land Policy, *Metropolitan America In Transition: Implications for Land Use and Transportation Planning*, Resource Manual (1993). One of top 5% most cited articles in JAPA.

Pivo, G., Small R., and Wolfe C., Rural Cluster Zoning: Survey and Guidelines, *Land Use Law and Zoning Digest*, v42, 9:3-10.

Bell E., Pivo G., *Implementing DNR's Transition Lands Policy Plan*. Seattle: Real Estate Division, Department of Natural Resources, State of Washington, 45 pp.

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## 1989

Pivo, G. Commentary: The APA Brief on Environmental Mitigation. *Environmental Planning Quarterly*, v7 2:3-5

Pivo, G., Specializations, Faculty Interest and Courses in Physical Planning Subjects at Graduate Planning Schools, *Journal of Planning Education and Research*, v9, 1:19-27.

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## 1988

Kelly, S., Dearborn, K., Moss, A., Pivo, G., Glatzel, K., Piro, R., *Amicus Brief of the American Planning Association for the Supreme Court of the United States in the Case of Robertson vs, Methow Valley Citizens Council et al.*, Washington DC: The Court. 30 pp, Reprinted in *Environmental Planning Quarterly* 7, 2:5-12.

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## 1984

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## 1979

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## 1978

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## Websites

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## Trade Publications, Magazines

Pivo, G., Responsible Property Investing. *Trend Report*. October, 2009.

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## Newspaper/Newsletter Articles

Pivo, Gary 2008. What do we know: research on the economic viability of RPI strategies. *RPI Quarterly*, v1, 2: 5-8.

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A snug but fairly comfortable fit: The concept of a growth boundary. *The Seattle Times*. May 8, 1994.

Taking Stock of Growth Management in the US. *Landlines*, September, 1992. Cambridge, MA: Lincoln Institute for Land Policy.

Monitoring Growth Management: Some Initial Observations (with Kelly McFall). *Washington Policy Choices* v1, 4:1-3. Seattle: Institute for Public Policy Management, University of Washington.

Getting Control of a Town's Future. *Pierce County Herald*. 1990.

The New Region and the New Regionalism. *Arcade*, April/May p 9. 1990.

More Office Space: A Response to the Toothpaste Tube Argument. *The Seattle Times*. 1988.

Collaborative Planning Action: Livermore Updates Growth Management. *Northern News*, Northern California Chapter of the American Planning Association. 1987.

Tahoe Up for Grabs. *Sierra Club Yodeler*. 1983.

Self-Reliance: On Old Solutions to New Problems. *Cornell Planner*. 1982.

Observations of a New Professional. *Cornell Planning Newsletter*. 1981.

### **White Papers/Testimony**

Behind the Headline Metrics: Greenhouse Gas Emissions, Sam Adams, Gary Pivo, Franz Fuerst, Sarah Adams Vert Asset Management, 2025.

Recommendations of the UNEP Finance Initiative to the UN Framework Convention on Climate Change on The Role of Buildings in a Low Carbon Society, 2009.

A Call for Socially Responsible Real Estate Investment Funds. 2005.

Fair and Balance Approaches for Resolving the Property Rights Debate. 1995.

Recommended Amendments to the King County Countywide Centers Policy. 1994.

Testimony to the Seattle City Council on the Draft Seattle Comprehensive Plan. 1994.

The Seattle Commons: The Right Place but the Wrong Plan. 1993.

A Framework for the Debate on Housing Prices and Government Regulations. 1992.

Thoughts on Countywide Policies Related to Subregional Centers. 1992.

Rural Land Use Policy -- The Villages Approach. 1992.

Targets and Benchmarks in the Growth Strategies Bill. 1991.

Some Ideas on Performance Requirements for Local Plans. 1991.

Is It Is It Feasible to Monitor the New Growth Management Laws? The Case for Washington. 1991.

Comments on HB 1025: An Act Relating to Growth Strategies. 1991.

Comments on 2nd Draft: An Act Relating to Growth Strategies. 1990.

Growth Management Platform for Mayoral Candidate Jim Street. 1989.

### **GRANTS AND CONTRACTS**

Urban Water Innovation Network (U-WIN): Transitioning Toward Sustainable Urban Water Systems (co-PI),

\$12,000,000, *National Science Foundation*, proposal no. 1444758, 2014-2022.

Coupled Networks in Urbanized Landscapes: Linking Ecosystem Services and Governance for Water Sustainability (senior personnel), \$1,787,596, *National Science Foundation*, DEB - DYN COUPLED NATURAL-HUMAN, 2015-2020.

Urban Water Innovation Network (U-WIN): Transitioning Toward Sustainable Water Systems (Supplement to 4013020), \$25,000, *Colorado State University*, proposal no. 34235, 2018-2019

Estimating Office and Residential Building Energy Retrofit Hurdle Rates and Risk Arbitrage in Energy Efficiency Investments, \$50,000, *Lawrence Berkeley National Lab / Real Estate Research Institute*, 2018-19. Principal Investigator: Constantine E. Kontokosta, New York University, Co-PIs: Franz Fuerst, U. of Cambridge, Jacob Sagi, U. of North Carolina-Chapel Hill, Gary Pivo, U. of Arizona.

Integrating Water Management with Urban Planning and Design (PI), *Water Environment Research Foundation*, 100,000, 2015-2017.

Pima County Affordable Housing Gap Analysis, (PI), \$42,000, *Pima County Family Housing Resources*, 2015.

Pedestrian Metrics/Health Impact Assessment for Improved Community Design (sub-award with AZ DHS), \$25,000, *National Center for Environmental Health*, 2014.

CMBS Default and Sustainability (PI), *Real Estate Research Institute*, \$10,000 cash & \$100,000 in data, 2014-15.

Triple Bottom Line Project Evaluation Tool (co-PI), \$65,400, *US Economic Development Administration*, 2011-14.

UA Center for Green Infrastructure and Urban Sustainability (co-PI), \$10,000, UA Water, Environmental, and Energy Solutions (WEES) funding initiative, 2013-14.

Sustainability and Multifamily Lending, \$50,000, *Fannie Mae/Homer Hoyt Institute*, 2012.

Responsible Property Investing Center (RPI), *Rockefeller Foundation*, \$200,000, 2009-11.

Engagement, *UN Environment Programme Finance Initiative*, \$7,500, 2009.

RPI Database, *Boston College Institute for Responsible Investing*, \$12,475, 2008.

Responsible Property Investing, *UNEP Finance Initiative*, \$35,000, 2007-8.  
UN Property Working Group, *Rudolf Steiner Foundation*, \$5,000, 2005-6.  
Puget Sound Regional Synthesis Model, *University of Washington Initiatives Fund*, \$450,000 annually, 1997-.  
Land Use Policy Issues, *Henry M. Jackson Foundation*. 1996-97. \$10,000.  
Learning from Truckers, *WA State Department of Transportation*, 1996-1997, \$50,000.  
Implementing Less Auto Dependent Urban Form, *WA State Dept of Transportation*, 1995-1996, \$45,000.  
Sustainable Urbanization Along Cascadia's Mainstreet, *Intl. Center for Sustainable Communities*, 1994, \$7,500.  
Urban Goods Movement and Inter-City Freight Access, *WA State Dept of Transportation*, \$51,400.  
Trends and Patterns in Transit-Oriented Development, *WA State Dept of Transportation*, 1993-1995. \$65,000.  
Literature Review on the Costs and Community Impacts of Urban Sprawl, *National Trust for Historic Preservation*, 1993, \$10,000.  
Using GIS and Remote Sensing to Monitor Urban and Landscape Change, *Bullitt Foundation*, 1992-3, \$10,000.  
Coordinating State, Federal and Local Requirements for Land Use Planning in Flood Hazard Areas, *Federal Emergency Management Agency*, w/Frank Westerlund and Dan Carlson, 1992-3, \$25,000.  
Urban Growth Management Monitoring, *The Bullitt Foundation*, 1992, \$10,000.  
Urban Form Aspects of Travel Behavior, *WA State Dept of Transportation*, \$55,000, 1992-1993.  
Resource Lands and Critical Areas Monitoring, *Bullitt Foundation*, \$10,000, 1992.  
Growth Management Report Distribution, *WA State Bar Association*, \$5,000, 1992.  
Seattle Commons Planning Assistance and National Study of In-City Planned Development, *Henry M. Jackson Foundation*, \$50,000, 1992.  
Strategic Plan for Research on Land Use, Urban Design and Transportation Linkages, *WA State Dept of Transportation*, with Scott Rutherford and Anne Vernez Moudon, 1991-1992, \$46,850.  
Strategic Plan for Growth Management Studies at the University of Washington, *Vice-Provost for Research*, \$10,000, 1991.  
Growth Management Planning and Research Clearinghouse, *Northwest Area Foundation*, \$175,000, 1990-1992.  
Performance Monitoring Project, *WA State Dept of Transportation*, \$30,000, 1990.  
Forum on Growth and Its Management, *Graduate School Research Fund*, \$30,000, 1990-91.  
Office Suburbanization in Toronto, *Canadian Studies Faculty Research Program*, \$5,000, 1989.  
Transitions Lands Study, *WA State Dept of Natural Resources*, \$8,000, 1988-1989.  
Rural Cluster Housing, *WA State Dept of Natural Resources, Weyerhaeuser Real Estate Company, and Glacier Park Company*, \$35,000, 1987.

#### Declined (since 2009)

Smart and Connected Communities (co-PI), National Science Foundation Smart and Connected Communities Integrated Research Grants Program, \$4,600,000.  
Retrofit Decision Making for Aging Urban Water Pipeline Infrastructure at the Nexus of Traffic, Commerce and Community (co-PI), US Department of Homeland Security, Critical Infrastructure Resilience Institute, \$100,000, 10/2016.  
Science Museum of Minnesota Sustainable Cities Initiative (senior personnel), NSF Advancing Informal STEM Learning Program.  
Greening City Hall: Aligning iTree with the Everyday Practice & Politics of Urban Planning, (PI), \$297,444, 2015 *USFS National Urban and Community Forestry Challenge Cost-Share Grant Program*, 2014 finalist.  
Connectivities in Urban Waterscapes: Implications for Sustainable Cities (co-PI), \$3,999,925, *NSF Water Sustainability and Climate Program*, proposal no. 1360263, 2013.  
Engaging Social, Behavioral, and Economic Sciences in Public Policy and Social Ventures (PI), \$49,945, *National Science Foundation*, proposal no. 1340411, 2013.  
Demonstration Water Conservation Garden, Green Infrastructure and Heat Island Mitigation (PI), \$136,000, *City of Goodyear, AZ*, 2013.  
UA Center for Green Infrastructure and Urban Sustainability (co-PI), \$271,012, *UA Water, Environmental, and Energy Solutions (WEES) funding initiative*, 2013-14.  
Buffer Study, \$69,223 (PI), *Pima County Real Estate Research Council*, 2012.  
RPI Center (PI), \$3,367,900, *Rockefeller Foundation*, 2010.

## **SERVICE and OUTREACH**

### **Webinars**

Pivo, G., Urban Water Innovations Network (producer), *Adoption of Sustainable Urban Water Solutions* [internet], <https://www.youtube.com/watch?v=m1O4EJMdflI&feature=youtu.be>, 2018.

## Councils, Committees, Projects

### National/International

[Whole Building Design Guide](#), Cost-Effective Subcommittee (a project of the National Institute of Building Sciences), 2016-present

[United Nations Environment Programme Finance Initiative](#), [Property Working Group](#), Advisor/co-founder, 2006-present

[Real Estate Research Institute](#), Advisory Board Member, 2015-present

[National Council of Real Estate Investment Fiduciaries](#), ESG Panel Organizing Committee, 2020

[GRESB \(Global Real Estate Sustainability Benchmark\)](#), Resiliency Industry Working Group, 2018

[U.S. Department of Energy Building Technologies Office](#), Advisor, Research Review Symposium, 2017

[U.S. Department of Energy Building Technologies Office](#), Peer Reviews, research, development, demonstration and deployment projects, 2017

[International Telecommunication Union/European Economic Commission for Europe, Smart and Sustainable Cities Project](#), [Advisory Board and Technical Advisory Group for Smart Sustainable Cities](#), 2016-2017

[National Institute of Building Sciences](#), High Performance Building Council, 2007-2017

[Congress for New Urbanism](#), Live/Work/Walk Finance Initiative Steering Committee, 2013-2015

[International Living Future Institute](#), Economics of Change Advisory Council, 2012-2015

[Global Reporting Initiative](#), North American Academic Network, 2012-13

[Real Capital Analytics](#), RPI: Low Carbon Access Repeat Sales Indices, 2012-13

[World Green Building Council](#), Steering Committee, Global Green Building Business Case Report, 2012-13

[Initiative for Responsible Investment at Harvard University](#), Council on Responsible Investment Across Asset Classes, Advisory Board, 2010-12

[National Council of Real Estate Investment Fiduciaries](#), Sustainability Indicators Task Force, 2010-12

[United Nations Environment Programme](#)

Member, UNEP Finance Initiative Principles for Responsible Investing Expert Group, 2005-06

UN-Habitat, Habitat Jam, Finance and Governance Forum, Subject Matter Expert, Dec 1-4, 2005

[Global Reporting Initiative](#), Construction and Real Estate Sector Supplement Working Group, 2009-2011.

[Royal Institute of Chartered Surveyors/EU Advisory Group on Sustainable Property Investment and Management](#), 2008-2010.

[US Green Building Council](#), Research and LEED Market Sector Corresponding Committees, 2008

[Urban Land Institute](#), Southern AZ District Council Steering Committee and Student Program Chair, 2006-2009

[Green Building Finance Consortium](#), Board of Advisors, 2006-present

[Green Building Alliance](#), DASH (Database for Analyzing Sustainable and High Performance Buildings), Steering Committee, 2006-2009

[Association of American Universities \(AAU\)](#), Task Force on Interdisciplinarity, 2002–2004

[Association of Collegiate Schools of Planning](#), Distinguished Educator Award Committee, 1996-2002

[Sage Publications](#), Advisory Board of Editors, Cities and Planning Book Series, 1997-2000

### Local/State

Town of East Lyme, Zoning Commission, Member, 2023-present.

City of Tucson, Office of Economic Initiatives, Equity and Sustainability in Tax Abatement Programs, 2021.

Pima County, Office of the County Executive, Development Opportunities Advising, 2016

Family Housing Resources, Tucson/Pima County, Housing Gap Analysis, 2015-16

City of Tucson, Planning Reorganization Study, 2012

Pima County Real Estate Research Council, Research Scoping Survey, 2011

City of Oro Valley, Presentation to Sensitive Areas Ordinance Citizens Advisory Committee, 2009

Arizona MultiBank Community Development Corporation, Consultation, 2009

MESA (Math, Engineering, Science Achievement) Program outreach to Lauffer Middle School, 2007

United Nations Association of Southern Arizona, Board of Directors, 2006  
City of Sahuarita, Master Planned Community Review, 2005  
Co-Facilitator, Tucson Regional Transportation Dialog, 2003-2004  
Board of Directors, Temple Emanu-El, 2002-2005  
Advisory Board, National Growth Management Institute, 1992-2000  
Advisory Committee, Center for Sustainable Design at Playa Vista, Los Angeles, 1999-2001  
Industrial Lands Advisory Committee, Puget Sound Regional Council, 1997-1998  
President and Board Member, 1000 Friends of Washington, 1995-1998  
Member, King County Forum for Regulatory Balance, 1994-1995  
Growth Management Committee, Washington League of Women Voters, 1991-1993  
Growth Management Advisory Committee, WA State Dept. of Community Development, 1990-1995  
Governor's Growth Strategies Commission, Special Assistant, State of Washington, 1989-91  
Regional Planning Committee, American Institute of Architects, Seattle Chapter, 1988-1989  
Growth Management/Housing Policy Task Force, Bay Area Council, San Francisco, 1988-1989  
Vision Seattle, Advisory Council, 1988-1991

University

*Department/School*

MS, Urban Planning Faculty Council, 2004-present  
Search Committee Chair, 2013-2021 (chaired 5 searches)  
Plan Making Across the Curriculum, Committee Chair, 2017-19  
School Faculty Status Committee, 2011  
Planning Accreditation Review, Coordinator, 2012-13  
MS, Planning Recruitment Committee, 2011-13  
Real Estate Certificate Planning Committee, Dept. of Geography Planning Degree Program, 2007-2008  
ULI Scholarship Committee, 2007-2009  
Center for the Impact of Urban Development on the Desert Environment, Steering Committee, 2004-2007  
Visiting Lecture Committee, School of Natural Resources, 2004  
Faculty Search Committee Chair, Dept of Urban Design and Planning, University of Washington, 1995  
Faculty Search Committee, Dept. of Urban Design and Planning, University of Washington, 1988-89  
Masters Program Committee, Dept. of Urban Design and Planning, University of Washington, 1987-89

*College*

CAPLA College Faculty Status (Promotion and Tenure) Committee, 2012-present  
CAPLA Strategic Plan, Research Working Group, co-chair, 2018  
CAPLA Website Working Group, 2018  
CAPLA Strategic Planning and Operations Advisory Committee, 2018 - 19  
Dean's Faculty Advisory Council, 2013-2017  
Executive Masters of Real Estate Planning Committee Member, 2012  
Masters of Real Estate Development Planning Committee Chair, 2008-2011  
Tumamoc Hill Management Committee, 2007-2009  
School Director Search Committee Chair, School of Planning, University of Arizona College of Architecture, Planning, and Landscape Architecture, 1998-99  
School Director Search Committee Chair, School of Landscape Architecture, University of Arizona College of Architecture, Planning, and Landscape Architecture., 1998-99  
College Executive Committee, College of Architecture/ Urban Planning, University of Washington, 1996-97  
Awards Committee, College of Architecture and Urban Planning, University of Washington, 1988

University

Advisor, Real Food Collaborative Student Organization, 2015-2017  
Advisor, Vive Peru Student Club, 2014-2017  
Diversity Task Force, Millenium Report Oversight Committee, 2003-2004  
Academic Deans Council, University of Arizona, 1989-2003

Associate Deans Council, The University of Arizona, 1998-99  
Presidential Committee on Community Service and Outreach, University of Washington, 1997  
Faculty Search Committee Member, School of Public Affairs, University of Washington, 1996-97  
Special University Committee Chair, Impacts of Professional Football at UW/Husky Stadium, 1996  
University Transportation Committee, University of Washington, 1989-1992  
Interdisciplinary Research Committee, Growth Management Studies, University of Washington, 1989  
Program Organizer, Puget Sound Forum on Growth and Its Management, University of Washington, 1989  
Academic Senate, University of Washington, 1988-90

### **Conferences and Symposia Chaired**

Joined Up Water Governance, University of Arizona/APA/Water Environment Rsch Foundation, 2017  
Responsible Property Investing, New York City, 2010  
Responsible Property Investing, Boston, 2008  
Responsible Property Investing, New Orleans, 2007  
Responsible Property Investing, University of Arizona, 2006  
Cluster Hiring for Faculty Diversity, University of Arizona, 2003  
Student Retention, University of Arizona, 2002  
Student Recruitment, University of Arizona, 2001  
Designing Across Cultures: The Human Dimensions of Global Practice, University of Arizona, 1999  
The Globalization of Architecture, Planning, and Landscape Architecture, University of Arizona, 1999  
State Growth Management Policies, University of Washington, 1991  
Master Planned Community Policies, University of Washington 1990  
Practical Tools for Downtown Growth Management, City of Seattle, 1989  
Cluster Housing: Problem or Opportunity? University of Washington, 1988

### **Judging Panels**

National Association of Real Estate Investment Trusts (NAREIT), Leader in the Light award, 2015-2017  
American Real Estate Society Conference Manuscript Awards, 2013  
CB Richard Ellis, Real Green Million Dollar Research Challenge Judging Panel, 2012-13  
American Real Estate Society, Co-Star Data Prize, 2012

### **Editorial/Referee Services**

#### Editorial Boards

2019-present	<i>Buildings and Cities</i>
2007- 2018	<i>Building Research and Information</i>
2008- present	<i>J. of Sustainable Real Estate</i>
2009- present	<i>J. of Sustainable Finance and Investment</i>

#### Blind Referree Service

J. of Real Estate Finance and Econ (2020), Buildings and Cities, (2019-present), Building Research and Information (2007-present), J. of Real Estate Research (2011-present), J. of Urbanism (2014), J. of Sustainable Real Estate (2010-present), Real Estate Economics (2010-present), Energy Economics (2012), Environment and Planning A (2012), Energy Policy (2011), J. of Environmental Planning and Management (2011), University of Arizona Press (2010), U.S. Department of Energy Office of Energy Efficiency and Renewable Energy (2010), J. of Business Ethics (2009), J. of the American Planning Association (2006-07), Urban Geography (2007-08), J. of Religion and Popular Culture (2007), Urban Studies (2005-06, 2008), Brookings Institution (2005)

## **Memberships in Professional Societies**

CRE Finance Council  
Urban Land Institute, Full Member  
Association of Collegiate Schools of Planning  
American Planning Association

## **INVITED PRESENTATIONS**

### **Campus**

*UA Underutilized Urban Water Group*: Literature on Sustainable Urban Water Policy Learning, 2016.  
*UA Department of Agricultural and Resource Economics Colloquia Series*: The Materiality of Sustainability. October 18, 2013.  
*UA Center for the Philosophy of Freedom Colloquia Series*: Social Responsibility in Property Investing and Development, November 27, 2012.

### **International**

*International Congress on Environmental Modelling and Software*. Indicators for an urban One Water approach.  
Andre Dozier, Mazdak Arabi and Gary Pivo, 2018.  
*Dresden Nexus Conference, Dresden Germany*, Connectivities in Designed Ecosystem Services Mitchell Pavao-Zuckerman (presenter); Tom Meixner; Andrea Gerlak; Adam Henry; Gary Pivo, May 2017.  
*The International Association for the Studies of the Commons*. Henry, Adam, E.L. Gomez-Fernandez, and G. Pivo, March, 2017. Workshop: Multi-methods Approaches for Investigating Polycentricity in Common Pool Resources.  
*University of Leichtenstein*, RPI, 2014.  
*UNEP Finance Initiative, Property Working Group*, Advice on Future Strategy, November 2013.  
*UNEP Finance Initiative, Property Working Group*, Opportunities for Collaboration, London, December 2009.  
*The Japanese Ministry of Land, Infrastructure, Transport and Tourism*, 16<sup>th</sup> International Land Policy Forum, Japan, October, 2009.  
*Mitsubishi UFJ*, Forum on Socially Responsible Investing, Tokyo, Japan. November 2008.  
*Green Cities 07*, Australasian Conference and Expo, Property Council of Australia and Green Building Council of Australia.  
*Greenbuild 06 International Conference and Expo*. Global Response to Climate Change. November 2006.  
*UN Environment Program Finance Initiative*, Principles for Responsible Investing Expert Panel, 2005  
*World Society for Ekistics*. Berlin, Germany. Topic: Urban Planning in America. 2001.  
*National Committee on United States-China Relations*. Topic: Urbanization and Farmland Protection in the People's Republic of China. 1995.  
*Urban Development Institute of Canada*, British Columbia Section. Symposium on Complete Communities. Topic: Master Planning in Seattle. 1994.  
*Institute for Urban Design*, 1993 International Urban Design Conference. Topic: Character Impact Management. 1993.  
*Tokyo Institute of Technology*, University of the Air. Topic: Environmental Impact Statements and their Alternatives. 1993.  
*University of British Columbia*, Centre for Human Settlements. Topic: Regional Growth Management Tools. 1993.  
*Economics Institute of the University of Munich* and the Chamber of Industry and Commerce for Munich and Upper Bavaria. Conference on Competition between Metropolitan Areas in Europe. Topic: Growth Management in the U.S. 1992.  
*Pacific Rim Council on Urban Development*. Topic: Property Development and Urban Growth, Hong Kong. Topic: Growth Management in Seattle. 1990.

## National

*Association for Public Policy Analysis and Management (APPAM) 41st Annual Fall Research Conference*, Title: Water Policy Innovations through Collaborative Governance Networks, Adam Douglas Henry, Edna Liliana Gomez Fernandez and Gary Pivo, University of Arizona, November 2019.

*3rd Annual Local Governance and Sustainability Conference within a Conference, Southern Political Science Association*, Austin, Texas. Water Sustainability Innovations through Collaborative Networks, Edna Liliana Gomez Fernandez, Adam Douglas Henry, and Gary Pivo, University of Arizona, January, 2019.

*Association for Public Policy Analysis and Management (APPAM) 40th Annual Fall Research Conference*, Sustainability Innovations through Collaboration in Urban Water Management, Adam Douglas Henry, Edna Liliana Gomez Fernandez and Gary Pivo, University of Arizona, November 2018.

*Annual Public Management Research Conference*, Henry, Adam. E. L. Gomez-Fernandez, and G. Pivo. Network-Based Measurement of Functional Fragmentation in Governance Systems: An Application to Urban Water Management, May 2018.

*76th Annual Midwest Political Science Conference, Chicago*. Analyzing Drivers of Water Innovation Adoption to Construct a Data Infrastructure of Policy Behavior, April 5-8, 2018.

*Real Estate Consulting Group of America (RECGA)*. Innovations in Responsible Property Investing. April, 2018.

*Southern Political Science Association, 88th Annual Conference*, A Network Approach to Understanding Innovations in Urban Water Management in Local Governance Systems, Edna Liliana Gomez-Fernandez, Adam Douglas Henry, and Gary Pivo, 2018.

*American Water Works Association, Annual Conference*, Integrated Intersector Coordination, Phil Stoker, Gary Pivo, Katy Lackey, 2018.

*Water Environment & Reuse Foundation Webinar*. Coordinating Water Management and Urban Planning Efforts; Philip Stoker and Gary Pivo, December 2017.

*Association of Collegiate Schools of Planning, 57th ACSP Annual Conference*, The Effect of Green Building Certification on Default Risk and Loan Terms in Commercial Mortgage Backed Securities, Gary Pivo and Xudong An, 2017.

*University of North Carolina Chapel Hill Institute for Private Capital and Leonard Wood Center for Real Estate Studies*, 2nd annual symposium on Real Estate Research, October 5th and 6<sup>th</sup>, 2017.

*National Science Foundation, Sustainability Research Network Awardees Conference*, Grand Challenges in Urban Sustainability Research: Views from Social, Economic and Behavioral Science, 2017.

*American Planning Association*, Joined Up Water Management, 2017.

*Association of Collegiate Schools of Planning Annual Conference*, Measuring Fragmentation of Water Governance in US Cities: Theory and Evidence Examined Authors: Edna-Liliana Gomez Fernandez (Presenting Author and Primary Author), Adam Henry (Co-Author ), Gary Pivo (Co-Author ), Andrew Sanderford (Co-Author ), 2017.

*Association for Public Policy Analysis and Management (APPAM) 39th Annual Fall Research Conference*, A Coding Frame to Link Policies and Beliefs, E Bell, A Henry and G Pivo, November, 2017.

*Association for Public Policy Analysis and Management (APPAM) 39th Annual Fall Research Conference*, A Network Approach to Understanding Fragmentation and Sustainability in Local Governance, A Henry, EL Gomez-Fernandez and G Pivo, November, 2017.

*Kent State University Water Symposium*, Green Infrastructure as a Puzzle Piece for Water Resources in the Southwest, T Meixner, P Guertin, Y. Korgaonkar, E Gallo and T Rockhill, R Niraula, M Pavao-Zuckerman, A Henry, A Gerlak, and G Pivo, 2016.

*Association of Collegiate Schools of Planning Annual Conference, Portland, Oregon*. Integrating Land Use Planning and Water Management: Mapping the Connections. Philip Stoker, Gary Pivo, Alexandra Stoicof, Jacob Kavkewitz. November 2016.

*Association of Collegiate Schools of Planning Annual Conference, Portland, Oregon*. Are efforts to promote location efficiency of affordable housing at odds with poverty deconcentration efforts? Arlie Adkins, Lisa Bates, Gary Pivo, Andrew Sanderford, November 2016.

*Real Estate Research Institute (RERI) Research Conference*, Default Risk of Securitized Commercial Mortgages: Do Sustainability Features Matter?, April 30, 2015.

*Mesa Urban Development Summit: A Live/Work/Walk Development and Finance Forum*, Sustainable Urban Planning Can Reduce Mortgage Risk, December 2013.

*Oram Foundation Fund for the Environment and Urban Life*, New York, New Urbanism and Real Estate Finance, July 2013.

*Mid-America Regional Council*, Kansas City, The Economics of Sustainable Development, April, 2013.

*New York Academy of Sciences*, Implications of a Data Driven Built Environment, May 30, 2012.  
*NAREIT, REIT World 2011*, Sustainability, November 2011.  
*Homer Hoyt Institute*, Weimer School of Advanced Studies in Real Estate and Land Economics, May, 2011, RPI Index Research.  
*NCREF (Natl. Council of Real Estate Fiduciaries)* Winter Conference, March 2011. RPI Index Initiative.  
*Tulane University*, Conference on Strengthening the Green Foundation. RPI Indexes, March 2011.  
*FANNIE MAE*, December 2010.  
*NCREF (Natl. Council of Real Estate Fiduciaries)* Fall Conference, November 2010. RPI Research Initiatives.  
*Arizona State University*, Planners in the Board Room: Corporate Responsibility and Real Estate Investing, October 2010.  
*NCREF (Natl. Council of Real Estate Fiduciaries)* Summer Conference, June 2010. RPI Research Initiatives.  
*American Real Estate Society Annual Meeting*, Naples Beach Florida, Responsible Property Investing, April 2010.  
*University of California, Irvine, Center for Real Estate, Spring Research Symposium*, How Factors such as Walkability, Proximity to Transit, and Energy Star Rating can Impact NOI, Values, and Returns for Commercial Real Estate, February 2010.  
*SRI in the Rockies*, Socially Responsible Real Estate Investing, September 2009.  
*Rockefeller Foundation*, Responsible Property Investing, July 2009.  
*Homer Hoyt Institute*, Weimer School for Advanced Studies in Real Estate and Land Economics, May 14-17, 2009. Presentations: Effect of Energy Star and Walkability on Property Values and Returns.  
*NCREF (Natl. Council of Real Estate Fiduciaries)* Winter Conference, March 2008. RPI Research Initiatives.  
*BOMA National Advisory Council Meeting*, September 2007, CSR and Real Estate.  
*Institutional Real Estate, Inc.*, Dealmakers Summit, September 2007. Responsible Property Investing.  
*The Real Estate Roundtable*, Energy and Environment Policy Advisory Committee, June 2007. Update on RPI, Washington, D.C.  
*Kennedy Associates Real Estate Counsel*. Responsible Property Investing. 2007.  
*Institutional Real Estate, Inc.*, Visions, Insights, and Perspectives, February 2007. Responsible Property Investing.  
*Socially Responsible Investment Forum*. SRI in the Rockies Conference, Socially Responsible Real Estate Investing, September 2006.  
*The Real Estate Roundtable*, Energy and Environment Policy Advisory Committee, June 2006. Real Estate and Socially Responsible Investment Funds.  
*University of Michigan*, September 2005  
*Socially Responsible Investment Forum*. SRI in the Rockies Conference, Socially Responsible Real Estate Investing, September 2005.  
*National Science Foundation*, Annual Meeting of Interdisciplinary Graduate Education and Research Training Grant (IGERT) Programs, 2003. Topic: Administering Interdisciplinarity.  
*American Planning Association*, Annual Conference, Growing Smarter Symposium, 1999. Topic: Research on State Growth Management Policy  
*University of Arizona, Drachman Institute*. Urban Growth Conference: Addressing the Reality of Suburbia. June, 1998. Topic: Strategies for Good Sprawl: Can We Have Our Cake and Eat It Too?  
*Transportation Research Board*, 77<sup>th</sup> Annual Meeting, 1998. Topic: Learning from Truckers: Urban Goods Movement in Urban and Suburban Centers.  
*Urban Land Institute*. 1998. Bringing Community Back to the City. ULI's Mayors' Forum.  
*U.C. Berkeley and U.S.C.* 1998. Symposium on Landslide Hazards Research.  
*Arizona State University*, Symposium on Creating Sustainable Places, 1998. Topic: Sustainable Seattle and Washington's Growth Management.  
*Association of Collegiate Schools of Planning*, 1997 Annual Meeting. Topic: How Do You Implement Less Auto Dependent Urban Form?  
*National Building Museum*, 1996 Urban Forum Colloquium, Washington, D.C. Topic: Dispatches from the Development Wars.  
*Florida Atlantic University*, Distinguished Speaker Series. Topic: Growth Management. 1996.  
*Society of Architectural Historians*, Annual Conference. Growth Management and Urban Form in the Pacific Northwest. 1995.  
*Rio Salado Architecture Foundation*, 1995 Growth Management Seminar. Phoenix, Arizona.  
*Lincoln Institute for Land Policy*, Cambridge, MA. Workshop on The Privatization of Urban Space. Discussant. 1994.  
*American Planning Association*, 1994 Planning and Zoning Institute. Topic: Planning for Small Town and Rural Character.

*American Planning Association*, 1994 National Planning Conference. Topic: Performance Based Growth Management.

*Florida Atlantic University*, Seventh Annual Growth Management Conference. Topic: Intergovernmental Coordination under the Washington Growth Management Act. 1994.

*Florida Atlantic University*, Distinguished Speaker Series. Topic: Growth Management. 1994.

*University of North Carolina at Chapel Hill*, Department of Urban Design and Planning. Topic: Suburban Development Patterns. 1993.

*Association for Public Policy and Management*, Fourteenth Annual Research Conference, Denver. Topic: Patterns of Local Growth Management. 1992.

*Association of Collegiate Schools of Planning*, Annual National Conference, Columbus, Ohio, 1992. Papers: National Study of Local Planning Tools.

*The Urban Land Institute*, 1991 National Conference. Topic: Growth Management in Washington.. 1991.

*National Association of Finance Officers*. Topic: Integrating Land Use Controls with Infrastructure. 1990.

*American Planning Association*, National Planning Conference 1990, Denver, Colorado. Topic: Rural Cluster Housing Guidelines.

*National Trust for Historic Preservation*, Growth Management and Historic Preservation, 1990, Pittsburgh, Pennsylvania. Topic: Growth Management in Seattle.

*Lincoln Institute for Land Policy*, Special Seminars, Cambridge, Massachusetts, 1990. Topic: Growth Management in Washington.

*Association of Collegiate Schools of Planning*, National Conference, Portland, OR, 1989. Paper: Specializations, Faculty Interests, and Courses in Physical Planning at Graduate Schools of City and Regional Planning.

*American Planning Association*, National Conference 1989, Atlanta, Georgia. Topic: The Effectiveness of Cluster Housing.

*Association of Collegiate Schools of Planning*, National Conference, 1988 National Conference, Buffalo, New York. Paper: Further Evidence on Office Suburbanization: Toronto, Denver, Houston, Seattle, Los Angeles, and San Francisco.

*The City of the 21st Century Conference*, Sponsored by the Arizona State University Department of City and Regional Planning. Papers: Performance Based Growth Management in Livermore, California and The Form and Impact of Office Suburbanization, 1988.

*Association of Collegiate Schools of Planning*, National Conference, 1987 National Conference, Los Angeles. Paper: Physical Planning: An Assessment of the Field, and Office Suburbanization: Wishful Thinking vs. Reality. Panel Moderator: Rural and Exurban Infrastructure: Policy and Impact.

## **State, Regional, Local**

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Ruth Clark, Planning (chair), 2005, 2006, 2007  
Marianne Butler (chair), 2005, 2006, 2007  
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Andrew Hagemeier, 2006  
Michael Helfert (chair), 2006, 2007, 2008  
Vince Vasquez (chair), 2006, 2007, 2008  
Mike Rocque, 2006, 2007  
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Tania Estrella (chair), 2006, 2007  
Davey Dobbs, 2007  
Aaron Lien, 2007  
April Ortiz, 2007-2008  
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Adam Boudreaux (chair), 2008  
Merideth Abrams (chair), 2013  
Samuel Chambers, 2013-2014  
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