



## WILLIAM FLEISSIG



William Fleissig is a real estate developer, urban planner, architect and policy advisor who specializes in collaborating with local governments, communities, transit agencies, and advocacy groups to execute projects that realize maximum benefit for the community and investors.

Throughout his career, Will has demonstrated a strong commitment to creating and adapting communities that are sustainable, accessible, vibrant and beautiful places. Will is recognized as an authority in the U.S. on community engagement, sustainable design, public/private financing and transit-oriented development – all key to Waterfront Toronto's overall approach and vision for community and city-building.

Recently, Will co-authored *Advancing Equitable Transit Oriented Development*, a national policy paper published by Living Cities, proposing pragmatic steps to avoid pitfalls and catalyze successful built projects from transit-oriented policy. In 2014, the Urban Land Institute asked Will to lead six different workshops across the U.S. to put his approach into practice.

Since 2006, Will has been the managing member of Communitas, a San Francisco-based development company that focuses on sustainable, transit-oriented, and mixed-use development of urban infill sites. Communitas' approach to development includes a strong commitment to working actively with communities to generate expanded social, environmental and economic benefits.

Will has advised state and local governments and large development funds on translating their broad goals into strategic priorities, and economically feasible buildings and districts. Will has directed mixed-use planning and development projects in diverse American cities, among them Boston; Cambridge; Washington, DC; Denver; Boulder; San Francisco; Los Angeles; and San Jose.

From 2005 to 2010, Will was a partner in Urban Villages Inc., which co-developed West Village at the University of California, Davis. The new 130-acre campus district for 3,000 students, faculty and staff includes a mixed-use village square with shops and services, a community college, parks, and a fitness centre. West Village is the largest planned "zero net energy" community in the United States, and when completed in 2017 is on track to demonstrate that such an approach is practical on a large scale. The project received the prestigious Urban Land Institute Global Award of Excellence in 2013.

From 1997 to 2005, Will was a co-founder of Continuum Partners in Denver, and directed the planning and development of projects that integrate sustainability, vibrant public places, retail, work space and housing. Belmar, a twenty-three block, downtown district on a former shopping mall site in Lakewood, Colorado, received the 2006 Urban Land Institute Award of Excellence, the 2005 Environmental Protection Agency Smart Growth Award, and the 2005 Congress for New Urbanism Charter Award.

Previously, Will served in the public sector as the Director of Planning and Development for the City of Boulder, Colorado, and as the Director of Downtown Planning and Development for Mayor Federico Pena

in Denver. While in Denver, Will led the City's vision for downtown, including infrastructure improvements to the Central Platte Valley, which now supports 3 million sq. ft. of commercial, shops retail and hotel space plus over 4,000 mixed-income units. During his tenure with the City, Will initiated zoning and infrastructure improvements that led to the renaissance of Denver's historic Lower Downtown district.

Will is committed to helping cultivate the next generation of city building professionals. He has been a senior advisor to the University of Colorado Real Estate Center, an adjunct professor at USC School of Architecture, UCLA's Department of City Planning and the Anderson School of Management, and a lecturer teaching development studios and case studies at Harvard's Graduate School of Design.

Will is a board member for Reconnecting America and the Center for Transit Oriented Development, and a licensed architect in the State of California. He holds a Bachelor of Arts from the University of Pennsylvania; a Bachelor of Architecture in urban design from the City College of New York; and a Master in Public Administration with an emphasis in public finance from Harvard's John F. Kennedy School of Government.

*(The above image of Will Fleissig is available for download on the Waterfront Toronto website)*