



Anita Morrison, M.P.P., Principal

Anita Morrison manages the firm's Washington, D.C. office, drawing on more than 25 years of experience. She specializes in market and financial feasibility analysis, public land disposition, affordable housing, economic development, and impact analysis.

Anita has extensive experience directing revitalization strategies, including work for neighborhoods adjacent to downtown Hampton, VA, the Georgia Avenue/Petworth neighborhood in Washington, DC, and the Park Place neighborhood in Norfolk, VA. She worked with the District of Columbia Housing Authority in planning comprehensive redevelopment of two public housing developments under the New Communities Initiative, which combines new mixed-income housing with upgraded public facilities and coordinated delivery of social services to help break the cycle of poverty. For the Atlanta Development Authority, she managed the firm's analysis of alternative economic development incentives in 10 underutilized commercial corridors. Her other work with revitalizing older commercial corridors has included assignments on U.S. 40 in Howard County, MD and the U.S. 1 corridor between Washington and Baltimore.

Anita is also expert in structuring and negotiating public-private partnerships for major urban projects. She served for 15 years as real estate advisor to the Pennsylvania Avenue Development Corporation in Washington, D.C., facilitating \$1.4 billion of private investment in commercial and residential development projects. She has also structured partnerships and conducted business planning for military base reuse projects including the Fitzsimons Army Medical Center, CO; the David Taylor Research Center, MD; Naval Ordnance Station, KY, Newark Air Force Base, OH; and the Watertown Arsenal in Watertown, MA.

Anita's housing work includes testing the potentials for inclusionary zoning in Arlington County, VA, formulating an asset management strategy for the affordable portfolio held by the Albany, NY, Housing Authority, analyzing the market support for mixed-income housing in New Haven, CT, evaluating housing markets and needs for a regional Consolidated Plan in Asheville, NC, evaluating the downtown housing market in Raleigh, NC and analyzing the feasibility of a planned New Urbanist neighborhood for Pennsylvania State University. She has prepared a wide range of economic and fiscal impact analyses, including studies for The Johns Hopkins University, Notre Dame University, Northwestern University and the District of Columbia. Her analyses of the fiscal impacts of historic preservation tax credits in the State of Oregon and housing/economic development incentives in the District of Columbia have supported elected officials during the legislative process.

Anita earned an M.P.P. from the University of Michigan. She is a member of Lambda Alpha International, the honorary land use fraternity; the International Economic Development Council; the Urban Land Institute, and the Association of Defense Communities. She has served on several ULI Advisory Panels, including developing guidelines for redevelopment of commercial strips and planning reuse of waterfront industrial facilities in Salem, OR.

ZONING COMMISSION
District of Columbia

CASE NO.

06-15

EXHIBIT NO.

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EXHIBIT NO. 48