

David E. Versel

David E. Versel is an experienced consultant with a diverse professional background. His clients include private developers, public planning agencies, and non-profit planning and development corporations. His practice is concentrated in New England, but he is also working on projects throughout the United States. David's project experience includes economic development strategies, fiscal & economic analysis, master planning, real estate market & feasibility analysis and tourism & visitor attraction development.

CURRENT PROJECTS:

- Economic Development Plan; Berlin, VT
- New River Gorge National River General Management Plan; West Virginia
- Business District Redevelopment Plan; Williamsville, NY
- North Dam Mill Redevelopment; Biddeford, ME

PREVIOUS PROJECT EXPERIENCE:

Economic Development Strategies

- Comprehensive Economic Development Plan; Pike County, KY
- Downtown Revitalization Study Update; Westbrook, ME
- Business & Economic Development Study, New Gloucester, ME
- Community Development Plan for the Mountain Division Line; Fryeburg, ME
- Inventory and Survey of Mill Usage; Biddeford, ME
- Regional Brownfields Assessment; York County, ME
- Housing Assessment Study and Project Action Plan; Falmouth, ME
- Housing Assessment and Action Plan; Gardiner, ME
- Harlem-Kensington-Cleveland Economic Strategy; Amherst and Cheektowaga, NY
- Snyder Action Plan; Amherst, NY
- Eggertsville Redevelopment Plan; Amherst, NY
- Citywide Commercial Redevelopment Analysis; Kingsport, TN
- Factory Outlet Mall Redevelopment; Lakeland, TN
- University District Revitalization Study; Cincinnati, OH
- Border Trade Alliance Economic Study; several states

Fiscal & Economic Analysis

- Economic Impact Assessment of New River Gorge National River, West Virginia
- Buffalo-Niagara Medical Campus Economic Impact; Buffalo, NY
- Topsham Crossing School Impact Assessment; Topsham, ME
- Fiscal Impact of Office Development; Green, OH
- Mellon Arena Redevelopment Strategy; Pittsburgh, PA
- Fifth-Forbes Redevelopment Financial Analysis; Pittsburgh, PA
- Reedy River Corridor Fiscal and Economic Impact Study; Greenville, SC

Fiscal & Economic Analysis (cont.)

- Harris Hill Commons Fiscal Impact Analysis; Clarence, NY
- Uptown Housing TIF Analysis; Houston, TX
- Downtown Parking and Access Study; Buffalo, NY
- Atlantic Station Economic and Fiscal Analysis; Atlanta, GA
- Red Cedar Development Fiscal Impact; Leesburg, VA
- Cleveland Sculpture Park Economic Impact; Cleveland, OH
- Easton Village Fiscal and Economic Impact; Easton, MD
- A.D. Makepeace Development Fiscal Impact Analysis; Plymouth, MA

Master Planning

- Village Master Plan; Topsham, ME
- Comprehensive Plan Update; Wells, ME
- Comprehensive Plan Update; Kennebunkport, ME
- Comprehensive Plan Update; York, ME
- Regional Hazard Mitigation Plan; York County, ME
- Comprehensive Plan Update; Hollis, ME
- Comprehensive Plan Update; Dayton, ME
- Comprehensive Plan Update; Brewer, ME
- St. Mary Parish Comprehensive Plan; Louisiana
- Hampton Beach Master Plan; Hampton, NH
- NoMa Planning Study; Washington, DC
- Downtown Master Plan; Brunswick, GA
- Lexington Center Planning Study; Lexington, KY
- Trinity River Project Master Plan; Dallas, TX
- Comprehensive Plan; Amherst, NY
- Prince George's County General Plan; Maryland
- DeKalb County Parks and Recreation Plan; Georgia

Real Estate Market & Feasibility Analysis

- Evaluation of Innovista Developments; Columbia, SC
- Chadbourne Ridge Market and Financial Analysis; Waterboro, ME
- Middle River Waterfront Destination Study; Baltimore County, MD
- Embrey Mill Market and Fiscal Impact Analysis; Stafford, VA
- Market and Fiscal Assessment of Public Works Site Redevelopment; Portland, ME
- Serenbe Resort Market and Financial Analysis; Palmetto, GA
- Haymount Development Financial Analysis; Virginia
- Kidds Hill at Crabtree Market Study; Charlotte, NC
- New Seabury Master Plan; Mashpee, MA
- Goldman Sachs Headquarters Retail Study; Jersey City, NJ
- Holton Square Market Study; Charlotte, NC
- Boutique Hotel Market Study; New York, NY
- Mixed-Use Market Analysis; Front Royal, VA
- Howell Opera House Redevelopment Feasibility Study; Howell, MI
- Production Studio Site Search; Baltimore, MD
- Railroad Roundhouse Redevelopment Feasibility Study; Evanston, WY

Tourism & Visitor Attraction Development

- Five-Year Tourism Business Plan, Aroostook County, ME
- Twin Cities Cultural Plan, Saco and Biddeford, ME
- Kennebec-Chaudiere Heritage Corridor Strategic Planning; Maine
- Wheeling National Heritage Area Management Plan Update; Wheeling, WV
- Valley Forge National Historic Park General Management Plan; Pennsylvania
- Montgomery County Heritage Area Management Plan; Maryland
- Schuylkill River Valley National Heritage Area Management Plan; Pennsylvania
- International Spy Museum Financial Analysis; Washington, DC
- Garden Under Glass Feasibility Study; Boston, MA
- Jefferson National Expansion Memorial (St. Louis Arch) General Plan; St. Louis, MO
- Mill City Museum Market and Economic Impact Study; Minneapolis, MN
- Shenandoah Valley Battlefields National Historic District Plan; Virginia
- Iowa Trails 2000 Plan; Iowa
- Perryville Battlefield Preservation Study; Perryville, KY
- Patapsco River Heritage Area Plan; Maryland
- Great River Road Development Study; Minnesota
- National Coal Heritage Area Management Plan; West Virginia

PROFESSIONAL EXPERIENCE:

devonomics, Biddeford, ME, Principal, 2005-present

Southern Maine Regional Planning Commission, Springvale, ME, Senior Planner, 2003-05

Community Current, Inc., Biddeford, ME, Principal, 2002-2003

Economics Research Associates, Washington, DC, Associate, 1998-2002

Johns Hopkins University, Berman School of Real Estate, Washington, DC, Instructor, 2000

Haddow & Company, Atlanta, GA, Associate, 1997-98

Dale Henson Associates, Atlanta, GA, Intern, 1996

EDUCATION:

Georgia Institute of Technology, Atlanta, GA: Master of City Planning, 1997

Washington University, St. Louis, MO: B.A. in Architecture, 1995

MEMBERSHIPS:

American Planning Association, Northern New England Chapter

Heart of Biddeford (Main Street Program), Executive Board

Maine Arts Commission, Community Arts Committee

Maine Association of Planners

Twin Cities Creative Council (Saco-Biddeford, Maine)

PUBLICATIONS & CONFERENCES:

- *Mixed-Use Development Handbook*, contributing author, Urban Land Institute, published June 2003
- "Room to Grow," Published in *MaineBiz*, April 2005.
- "Panacea or Fools' Gold? The Impact of the New Sports Arena on Downtown Atlanta." Published in *Carolina Planning*, Summer 1998.
- Maine-New Hampshire Towns and Developers Forum, Portsmouth, NH, 2006
- Presentation on Mill Redevelopment Activities, Maine Preservation Conference, Biddeford, ME, September 2004.
- Cultural Tourism Roundtable, Blaine House Conference on the Creative Economy, Lewiston, ME, May 2004.
- "Out of Suburbia," Presented at Georgia Institute of Technology City and Regional Planning Program 50th Anniversary Conference, Atlanta, GA, April 2003.