

Meyers Research  
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**TIMOTHY P. SULLIVAN**  
**Senior Managing Principal**

Tim Sullivan is a major influencer in the field of real estate market research and community development. The Meyers Research Advisory group is focused on helping the public and private sector define consumer preferences and designing great places. Each organization that Tim has worked with has realized elevated levels of success because of his contributions, positive energy, and joie de vivre. In December 2018, Meyers Research and Metrostudy merged together to offer a deep array of housing data and insights for the real estate industry.

He is past chair of ULI's National Residential Council and also past chair of ULI San Diego's District Council. He also holds a MIRM (Member of the Institute of Residential Marketing) from the National Association of Homebuilders and was elected to the California Homebuilding Hall of Fame in 2016.



**Paul Johnson**

*Executive Vice President – Community Development  
Rancho Mission Viejo*

Rancho Mission Viejo, a 23,000-acre Ranch in south Orange County, California, has been held by members of the O'Neill/Avery/Moiso family since 1882; and is both Orange County's last active cattle ranch and the region's second largest privately owned land holding.

Rancho Mission Viejo, serves as the master planner and developer of the new Rancho Mission Viejo community which encompasses approximately 6,000 acres of The Ranch. Over the next two decades, the Rancho Mission Viejo community is expected to offer 14,000 homes (including 6,000 active adult residences) within multiple mixed-use residential villages and up to five million square feet of non-residential uses. In addition, schools, parks and recreational facilities, shopping and employment centers will be developed, as well as an inter-connected system of arterial roadways and hiking/biking trails carefully integrated with some of the Ranch's agrarian spaces and natural habitat.

Mr. Johnson is responsible for the design and implementation of all Ranch Mission Viejo community development. He oversees all aspects of urban design, development, marketing, construction, builder land sales and administration as well as the development and operation of the Community Master Maintenance Corporation and Community Services Organization.

Prior to joining Rancho Mission Viejo, Johnson was a project manager for the Fieldstone Company's Newport Beach office in Orange County where he was responsible for the coordination and completion of all aspects of various homebuilding projects including land acquisition, entitlement, product development, marketing, construction and homebuyer warranty.

Johnson earned his Bachelor of Arts degree in urban studies/engineering from California State University at Northridge and received a Masters in Business Administration at California State College, San Bernardino. He also holds a B-1 General Building Contractor's license. He is a Past President of the Orange County Building Industry Association and has served on the Executive Board for the Building Industry Association/Southern California. In 2013, Paul was named "Person of the Year" by the 55+ Housing Council of Southern California/Building Industry Association. In 2017 he was honored into the California Homebuilding Foundation Hall of Fame.



Founder of the firm in 1981, Bill Hezmalhalch is president of William Hezmalhalch Architects, Inc. (WHA), a comprehensive planning and design firm with offices in Orange County, Los Angeles and the Bay Area. With over 40 years of experience and a specialization in community and neighborhood design, Bill has directed and designed a broad range of residential building types including custom, spec level, luxury and resort homes. In addition, Bill has designed numerous award winning projects for single-family conventional, high-density detached and attached, active adult. Under Bill's leadership, WHA has become a community design and land planning leader, establishing and reinventing the vision for numerous communities throughout the world.



## **Andrew Watkins**

**Principal | Architect & URBAN DESIGNER**  
**SWA**

Andrew Watkins is an architect, planner and urban designer with over 15 years of professional experience. As a principal at SWA in Southern California, his work focuses on large-scale urban design projects that explore the confluence of ecology and urbanism. Andrew has led the design of community plans, urban design and new city planning projects in diverse locales, the United States, China, Indonesia, India, South Africa,

Botswana, Ethiopia, Germany, Italy, Armenia and Mexico. Andrew has been with SWA since 2010 and was made a Principal in 2017.

Andrew's community planning work focuses on placemaking and creating high-quality public realms. His project experience includes green-field development and urban and suburban revitalization, with new community work totaling over 20,000 acres of development featuring more than 50,000 homes, retail, commercial and light industrial districts. Additionally, Andrew has worked on projects that tie together development and agriculture, whether integrating food production into residential communities in which we live or exploring how development can sensitively support rural agrarian economies.

### **Education**

Master of Architecture in Urban Design Harvard University, Graduate School of Design - 2010

Bachelor of Architecture, magna cum laude, Syracuse University School of Architecture - 2002

### **Registrations**

Registered Architect: California #C34720; Massachusetts #20501; Louisiana #8997

### **Professional Affiliations/Recognition**

Member, American Institute of Architects

Member, American Planning Association

Member, American Society of Landscape Architects

Member, Urban Land Institute (ULI)

Council Member, ULI Residential Neighborhood Development Council

Member, ULI Advisory Services Panel