



Mr. Flanagan is the Founder and CEO of Boulevard Properties LLC. He serves as the company's executive leader and managing director for the operations and strategic development of the company. The company's activity is international real estate in North America, Asia and Russia with a focus on real estate business and organizational development, operations, strategic investment and planning, product development and team leadership.

He brings industry leadership and increased profitability to the creation of visionary mixed-use products including; residential, retail, cultural, art and entertainment lifestyle districts, street retail, hospitality, resort and mixed-use developments globally. An industry pioneer in the real estate and leading expert in the development of large-scale lifestyle mixed-use community developments. He is a leader in "Smart City" and sustainable communities; integrating community living into a whole living experience based on sustainability and technological advances. His key participation in pioneering the new Smart City mixed-use concept, resulted in entitlements of Treasure Island, Hunter's Point and Candlestick redevelopments, and the signature achievement and nationally recognized Santana Row District. Today, Treasure Island, Santana Row and others are considered leading mixed-use community models globally.

Industry Experience

33 Years

Education

Massachusetts Institute of Technology (MIT), Master of Real Estate Development

Massachusetts Institute of Technology (MIT), Master of Architecture

Alan Hess, from the San Jose Mercury News stated that, "we really had no right to expect Santana Row would turn out this well. The vision was so far reaching, the commercial program so unconventional, the design so complex, the execution so painstaking..."

John King, from the San Francisco Chronicle news on Treasure Island, "we're being shown an unprecedented vision of urban development – one crafted in response to the San Francisco Bay Area's odd blend of urbanity and environmentalism"

From the San Jose Mercury News "Santana Row is the iPhone of shopping centers. Its uncommon concept took the appealing spaces that draw people like a magnet to traditional downtowns – sidewalks, parks, streets, tall buildings – and tweaked them into a high – octane design that was first and foremost, a place where people enjoy going."

President William J. Clinton Foundation "At the C40 Summit in Seoul, South Korea, Treasure Island demonstrates Climate Positive strategies, setting a compelling environmental and economic example for cities to follow...and a global model for excellence."

His creation of the main street mixed-use concept, originated the internationally recognized phrase "24/7 live, work, play lifestyle." His vision of whole living communities resulted in signature achievements such as Santana Row and Treasure Island. The recipient of over 30 awards including; Project of the Year, Project of the Decade, the California Governor's Economic Leadership Award and President William Clinton Foundation, Climate Positive Award for a global model of sustainability. He puts a strong emphasis on experience of place, authenticity, connecting to culture, sustainability and customer satisfaction.

For over 32 years he has been a corporate leader of several top tier companies. Mr. Flanagan has been involved in hundreds of developments, with individual projects exceeding cost of USD \$10.0bn. A strong believer in the Apple approach of a "closed system," he leads from a carefully crafted vision through operations, with emphasis on the user and excellence in product development. His approach has consistently realized superior profitability, asset sustainability, and customer satisfaction.

He is also the former President of Lennar Corporation - Urban, a Fortune 500 company. Key accomplishments include: Mare Island, Hunter's Point, Candlestick, Treasure Island and urban high-rises such as the Blu. He provided corporate leadership for a real estate portfolio exceeding 20,000 residential units, and millions of square feet of retail, entertainment, hotels and office product. Prior to joining Lennar, Mr. Flanagan was the former Chief Development Officer for Federal Realty Investment Trust, a top-five retail and mixed-use REIT. He headed the company's western USA headquarters and real estate activities and managing director of the internationally recognized Santana Row. In the 1980's he was involved in the nationally recognized Gas Lamp District in San Diego, California and numerous other large scale developments.

Mr. Flanagan is a graduate of the Massachusetts Institute of Technology (MIT) and holds two Masters degrees in Real Estate Development and Architecture. He has had numerous public speaking engagements such as; keynote speaker at CASA Commercial Real Estate Expo Conference – China, International Shopping Malls Conference, Singapore and Thailand, Urban Land Institute (ULI), International Council of Shopping Centers (ICSC) Leading Edge, University of California - Berkeley, Stanford University, the California Redevelopment Association, the Shopping Mall Conference International, corporate institutions and numerous interviews by all aspects of the media – television, radio, newspaper and magazines.