

## **STEPHEN BUCKMAN Ph.D.**

Clemson University  
Master of Real Estate Development Program  
One North Main St. Greenville, SC. 29601  
Cell: 480.252.4234  
Email: [stbuckm@clemson.edu](mailto:stbuckm@clemson.edu)

---

### **RESEARCH AND TEACHING INTERESTS**

Community Resiliency                      Scenario Planning                      Waterfront Development  
Stadium Development                      Planned Community                      Community Real Estate Development

---

### **ACADEMIC POSITIONS**

#### **Clemson University**

Greenville, SC

**8/18-present Assistant Professor of Real Estate Development**

Master of Real Estate Development Program

Planning, Design, and Built Environment PhD Program (Affiliated Faculty)

#### **University of South Florida**

Tampa, FL

**8/15-8/18 Assistant Professor of Urban & Regional Planning**

School of Public Affairs

Master of Urban Planning Program

**10/17-5/18 Director of MA Concentration in Sustainable Policy (interim)**

Patel College of Sustainability

#### **University of Michigan**

Ann Arbor, MI

**12/13-8/15 Postdoctoral Research Fellow**

Taubman College of Architecture & Urban Planning

#### **Arizona State University**

Tempe, AZ

**6/11-8/13 Faculty Associate**

School of Geographical Sciences and Urban Planning

---

### **EDUCATION**

- 2013 Doctor of Philosophy: Geography**  
Arizona State University: School of Geographical Sciences & Urban Planning  
Dissertation: *Canal Oriented Development as an Urban Waterfront Development Mechanism*  
(Chair: Emily Talen)
- 2002 Master of Arts: Geography**  
Syracuse University: Maxwell School of Citizenship and Public Affairs  
Thesis: *The Geopolitics of Downtown Megastructure Development: The Case of Bank One Ballpark and Phoenix* (Chair: Beverly Mullings)
- 2001 Master of Public Administration**  
Syracuse University: Maxwell School of Citizenship and Public Affairs
- 1996 Bachelor of Arts: Liberal Arts**  
The Evergreen State College

---

## PRESENT RESEARCH AGENDAS

---

- Real estate developers' perceptions of and plans to fold resiliency and sustainability into their developments in the face of climate change in Charleston SC.
- Opportunity Zones and climate gentrification
- Book: **Buckman, S.**, T. Talmage, and J. Burton. "Community Real Estate Development (CRED): An edited history and how-to for practitioners, academics, and students" *Taylor and Francis Press* (Due 12.1.21).

---

## PUBLICATIONS

---

### Under Review

2. Miyamoto, J. and **S. Buckman S.** "Favelas Cariocas and the Favela Bairro Program: 26 years later" Submitted to *Urban Geography*.
1. **Buckman S.** and A. Pemberton. "Suicide Squeeze: The story of Wichita Kansas and Minor League Stadium Development: A Middle American city's minor league baseball stadium grab in the name of economic development." Submitted to *Journal of Urban Affairs*..

### Peer-Reviewed Articles

16. Miyamoto, J and **S. Buckman.** "Favela-Bairro, 25 Anos: Conversa com arquiteto e urbanista Sérgio Magalhães" *Risco Revista de Pesquisa em Arquitetura e Urbanismo* (forthcoming summer 2020) (Brazilian Portuguese language journal).
15. **Buckman, S.**, M. Arquero de Alarcón, and J. Maigret. "Tracing Shoreline Flooding: Using Visualization Approaches to inform Scenario Based Resiliency Planning for Great Lakes Communities." *Applied Geography*. (online, print forthcoming Summer 2020).
14. **Buckman, S.**, D. Pijawka, M. Gomez, Y. Mahid, J. Davis, and A. Opejin. (2019). "Benefits of 'Flip' Teaching Techniques in the Environmental Planning and Sustainability Classroom." *Journal of Sustainability Education*. Vol. 21
13. McAslan, D and **S. Buckman** (2019). "Water and Asphalt: The impact of canals and streets on the development of Phoenix, Arizona and the erosion of modernist planning" *Journal of the Southwest*. Vol. 61(3): 658-690
12. Norton, R., **S. Buckman**, G. Meadows and Z. Rable (2019). "Using Simple Decision-Centered Scenario-Based Planning to Integrate Coastal Hazard Management into the Master Plans of Small Great Lakes Communities." *Journal of the American Planning Association* Vol. 85(4): 405-423.
11. **Buckman, S.**, M. Latorre, N. Nawawy, B. Koh, and M. Bosman (2019). "A Qualitative Evaluation of Arts-Based Neighborhood Revitalization: The Case of 'The Space at 2106 Main' in West Tampa, Florida." *Papers in Regional Science*. Vol. 98( 2): 679-699. (digital version 2018).
10. Norton, R., N. David, **S. Buckman** and P. Koman (2018). "Overlooking the Coast: Characterizing and Explaining Limited Local Planning for Coastal Area Management along Michigan's Great Lakes." *Land Use Policy*. Vol. 71: 183-203.
9. **Buckman, S.**, I. Trivers, C.M. Kayanan, and T. Black (2017). "Hope for New Communities as an Alternative to Sprawl?: Insights from developer perceptions of amenities in future new communities in the U.S. and U.K." *Land Use Policy*. Vol. 60: 233-241.
8. **Buckman, S** (2016). "Canal Oriented Development as Waterfront Place-Making: An analysis of the built form" *Journal of Urban Design*. Vol. 21(6): 785-801.
7. **Buckman, S.** and A. Hamdan (2016). "The Demographic Results of Place-Based Canal Oriented Development" *Journal of Urban Regeneration and Renewal*. Vol. 9(4): 355-366.

6. **Buckman, S** (2014). “The Development Feasibility of Canal Oriented Development in the Arid Southwest: Opinions of key stakeholders.” *Land Use Policy*, Vol. 39: 342-349.
5. **Buckman, S.,** N. Ellin, and D. Proffitt (2013). “Desert Urbanism: Canalscape for metropolitan Phoenix.” *Journal of Urban Regeneration and Renewal*, Vol. 7(1): 42-54.
4. **Buckman, S.** and E. Mack (2012). “The Impact of Urban Form on Downtown Stadium Redevelopment Projects: A comparative analysis of Phoenix and Denver” *Journal of Urbanism*, Vol. 5(1): 1-22.
3. **Buckman, S** (2011). “Upper Middle-Class NIMBY in Phoenix: The community dynamics of the development process in the Arcadia neighborhood” *Journal of Community Practice*, Vol. 19(3): 308-325.
2. Laurie, J. and **S. Buckman** (2008). “Wifi as a Backend Economic Development Driver: The failure and lessons of municipal wireless in Post-Katrina New Orleans” *Economic Development Journal*, Vol. 7(4): 12-19.
1. Short, J.R., C. Brietbach, **S. Buckman**, and J. Essex (2000). “From World Cities to Gateway Cities: Extending the boundaries of globalization theory.” *City*, Vol. 4(3): 317-340.

#### Book Chapters

6. **Buckman, S.** “Resilient Planning in Politically Antagonistic Communities.” In *Risk and Resilience in Practice: Fostering Humanitarian Architecture, Housing, Urban Planning, and Design*. Ed. N. Martins. Springer (Forthcoming Spring 2021).
5. Kim, A., S. Kim, and **S. Buckman.** “Multiple Perspectives on the Meaning and Effects of Resiliency.” In *International Handbook of Quality-of-Life: Socio-Spatial and Multidisciplinary Perspectives*. Ed. R. Phillips. Springer (Forthcoming Fall 2020)
4. **Buckman, S.** and N. Rakhimova (2020). “The Resilient City: Combating Uncertainty within an Urban Context.” In *Sustainability in the 21<sup>st</sup> Century: Pathways, Programs and Policies (Third Edition)*. Eds. B. Hagen and D. Pijawka, Kendall Hunt Publishing. Ps: 129-148.
3. **Buckman, S.** and N. Rakhimova (2017). “Resilience: An innovative approach to social, environmental, and economic urban uncertainty.” (Revised and Updated Chapter for Second Edition) In *Sustainability in the 21<sup>st</sup> Century: Pathways, Programs and Policies (Second Edition)*. Eds. B. Hagen and D. Pijawka, Kendall Hunt Publishing. Ps: 127-144.
2. Kitson, J., **S. Buckman**, and D. Folch (2017). “Beyond Rail: Amenity Driven High-Density Development for Polycentric Cities.” In *Urban Transformations*. Eds. N. Wise and J. Clark, Routledge. Ps: 79-96.
1. **Buckman, S.**, and N. Rakhimova (2015). “Resilience: An innovative approach to social, environmental, and economic urban uncertainty.” In *Sustainability in the 21<sup>st</sup> Century: Pathways, Programs and Policies*. Ed. D. Pijawka, Kendall Hunt Publishing. Ps: 95-110.

#### Book Reviews

4. **Buckman, S.** Book Review of “Chappel, Karen and Anastasia Loukaitou-Sideris, 2019. Transit-Oriented Displacement or Community Dividends?: Understanding the Effects of Smarter Growth on Gentrification” for the *Journal of Planning Education and Research*. (Forthcoming)
3. **Buckman, S** (2018). Review of: “Resilient Cities: Overcoming Fossil Fuel Dependence, 2<sup>nd</sup> Edition” by Peter Newman, Timothy Beatley, and Heather Boyer *Journal of Transport Reviews* Vol. 38(6): 815-816.
2. **Buckman, S** (2017). Review of: “The Future of the Suburban City: Lessons from Sustaining Phoenix” By Grady Gammage Jr. *Journal of Planning Education and Research*. Vol.37(4): 496-498.
1. **Buckman, S** (2017). Review of: “The Bridge and the City: A Universal Love Story.” By Daniel Biau. *Journal of Planning Education and Research*. Vol. 37(2): 246-247.

Reports

11. Contributing Author: (2019) *St George SC, Community Assistance Planning Team 2019 Community Report*, South Carolina Chapter, American Planning Association. For the town St George SC.
10. Lead Author: (2018) *An Economic Development Atlas of the City of Ft Myers Florida: Recommendations for future economic development pathways*. For the City of Ft. Myers, FL.
9. Contributing Author: (2017) *Economic Development in Palmetto: Current conditions and future recommendations*. For the Palmetto CRA and City of Palmetto, FL.
8. Sole Author: (2017) *Rezoning Report to the Hillsborough County Commission to Rezone 342 Acres near the corner of Suncoast Highway and Lutz Lake Fern road from AR 1/5 to R-1*. For the North Dale Development Group.
7. Contributing Author: (2016) *Restoring, Retrofitting and Recoupling Great Lakes Shorelands: Local Planning for Resilient Great Lakes Coastal Communities (Methods Manual)*. For the Michigan Association of Planners. <http://resilientgreatlakescoast.org/>
6. Lead Author: (2014). *Innovations in New Communities Survey 2014: Report for Mablon Apgar. IV*. Principal research team on: *Placemaking: Innovations in New Communities*. For the Urban Land Institute and the Royal Institution of Chartered Surveyors. [http://uli.org/general\\_posts/report-proposes-new-initiatives/](http://uli.org/general_posts/report-proposes-new-initiatives/)
5. Sole Author: (2006) *Creating Neighborhood Indicators*. For the Community Partnership Division City of Glendale, AZ.
4. Sole Author: (2005) *New Orleans Port Security in Conjunction with Increased Pedestrian Riverfront Activity & the MTSA: Report on the state of the Port of New Orleans riverfront security*. For the College of Urban and Public Affairs at the University of New Orleans.
3. Contributing Author: (2001) *Evaluation of Program Effectiveness*. For Appleseed Trust of Syracuse, NY.
2. Contributing Author: (2001) *A Formative Evaluation of Client Retention*. For Parents Success Initiative of Syracuse, NY.
1. Contributing Author: (1996) *An Economic Survey of the Hispanic Community in Thurston County*. For the Washington State Commission on Hispanic Affairs.

---

**GRANTS AND AWARDS**

---

Grants Under Review

*NSF Smart and Connected Communities*. “A Synergistic Approach Towards a Resilient Smart and Connected Coastal Community Using Spatial Integrated Modeling and Analysis of Infrastructures.” Amount requested: **\$1,455,608**. PI: M. Naeini, Co-PIs: S. Buckman, Y. Hu, C. Kwon & I. Uysal, resubmittal encouraged by NSF Program Coordinator. (#1951820)

Awarded

Total Awarded: **\$42,200**

5. **2019-2020: Richard H. Pennell Sr. Center for Research and Design Building Grant**. “Resilient Development through Scenario Planning to Combat the Financial Impacts of Sea Level Rise and Climate Change on the Burgeoning Real Estate Industry of Charleston, SC.” Clemson University (\$19,000).
4. **2018-2019: UNI Nexus Grant**. “An Examination of the Favela Bairro Program: A study of three informal settlements in Rio de Janeiro Brazil.” Inter-University partnership with Dr. James Miyamoto and the Federal University of Rio de Janeiro Brazil. (\$9,000).

3. **2017-2018:** *New Researcher Grant*, “Local First as Community Economic Resiliency: Local First Arizona and Local First Grand Rapids.” University of South Florida. (\$10,000).
2. **2016:** *Faculty International Travel Grant*, University of South Florida. (\$1200).
1. **2000:** *Summer Research Grant*, The Graduate School, Syracuse University. (\$3000)

### INVITED PRESENTATIONS, PANELS, & WORKSHOPS

---

#### Presentations

11. *Using Simple Decision Based Resilient Scenario Planning to Combat the Financial Impacts of Climate Change: Grand Haven, Michigan*. Cherry Bekaret RECon Training Retreat, Charlotte, NC. June 2019.
10. *Resiliency Planning in Antagonistic Communities*. Programa de Pos-Graduacao Em Urbanismo (PROURB) Seminar Series. Federal University of Rio de Janeiro, Brazil. June 2019.
9. *Community Resiliency and Scenario Planning as a Blueprint for RISE* (Keynote Talk). 2018 RISE Convergence Workshop, Mayaguez, Puerto Rico, June 2018.
8. *What Tampa Can Learn from Placemaking Best Practices and the Importance of a Strong Downtown for Regional Economic Prosperity*. Tampa Hillsborough Economic Development Council: Annual Real Estate Forum, Tampa, FL, May 2018.
7. *Tracing the Shoreline in Great Lakes Communities*. Media’s Mapping Impulse Symposium, Mainz, Germany, June 2016.
6. *COD as Place Based Development*, Lunch-Up Talk: University of Michigan, Taubman College of Architecture and Urban Planning, Ann Arbor, MI, February 2014.
5. *North America in a Brazilian Context*, Fundacao Santo Andre – Centro Universitario, Sao Paulo, Brazil, June 2013.
4. *Sustainable Transportation Planning: A comparison of Brazilian and U.S. cities*, Federal University of Mato Grosso do Sul, Campo Grande, Brazil, June 2012.
3. *Sustainable Tempe Arizona USA*, Fundacao Santo Andre – Centro Universitario, Sao Paulo, Brazil, May 2012.
2. *Canalscape: The Future of Canal Oriented Development in Phoenix*, History of the Canals and Future of Water in the Valley Symposium, Tempe AZ, November 2011.
1. *Creating a COD Neighborhood Scorecard*, Valley Forward Association, Phoenix AZ, May 2012.

#### Panels

1. *Lunch & Arm Chair Discussion: Moving Forward: A Conversation on What’s Ahead: Resiliency Thinking, the New Governance of Uncertainty* (Keynote – Lunch). RISE 2019 National Conference: Transforming University Engagement in Pre- and Post-Disaster Environments: Lessons from Puerto Rico. Albany, NY. November 2019

#### Workshops

1. *The Use of Geovisualization Techniques via Scenario Planning for More Resilient Communities*. Community Indicators Impact Summit. Denver, CO. October 2019.

## PRESENTATIONS & PANELS

---

### Presentations

20. *The Opportunity Decision?: The role of Opportunity Zone census tract decisions in already gentrifying neighborhoods* American Real Estate Society Annual Conference. Sanibel Is. FL April 2020 (Paper accepted but conference and presentation cancelled due to COVID 19)
19. *Real Estate Developer Perceptions of Climate Change in Charleston SC* American Association of Geographers Annual Conference Denver CO, April 2020 (Paper accepted but conference and presentation cancelled due to COVID 19)
18. *The Favela Bairro Program 25 Years Later: Rio's failed policy to bridge a sustainable future.* Association of Collegiate Schools of Planning Annual Conference, Greenville, SC. October 2019.
17. *Resilient Planning in Politically Divisive Communities.* Community Indicators Impact Summit, Denver CO, October 2019.
16. *Local First Organizations as Economic Community Resiliency.* American Association of Geographers Annual Conference, Washington DC, April 2019.
15. *Resiliency Planning in Antagonistic Communities,* 8<sup>th</sup> International Council on Building Resilience, Lisbon, Portugal, November 2018.
14. *The Use of Scenario Planning for Creating Resilient Lake Shore Communities,* Resilience 2017 Conference, Stockholm, Sweden, August 2017.
13. *The Space: West Tampa's Arts Driven Economic Development.* American Association of Geographers Annual Conference, Boston, MA, April 2017.
12. *Climate "Global Weirding" on the Michigan Great Lakes: A community survey.* American Association of Geographers Annual Conference, San Francisco CA, April. 2016.
11. *Canals, Streets, and Modernism in a Desert City: A history of Phoenix canals and urban form.* Society for American City and Regional Planning History Annual Conference, Los Angeles CA, November, 2015 (with Devon McAslen).
10. *An Antidote to Sprawl or Suburbia Reframed?: The perceptions of the US and UK New Communities developers,* Association of Collegiate Schools of Planning Annual Conference, Houston TX, October 2015.
9. *Beyond Rail and Ritalin: Amenity Driven High-Density Development (ADHD) for the 21<sup>st</sup> Century Polycentric City,* American Association of Geographers Annual Conference, Chicago IL, April 2015.
8. *Ludington Michigan as a Case Study in Scenario Planning for Community Resiliency,* Association of Pacific Coast Geographers Annual Conference, Tucson AZ, September 2014.
7. *Canal Oriented Development as a Successful Place,* Association of Pacific Coast Geographers Annual Conference, Lake Tahoe CA, September 2013.
6. *Feasibility of Canal Oriented Development in the Arid Southwest,* Association of Pacific Coast Geographers Annual Conference, Olympia WA, October 2012.
5. *Canal Oriented Development: The Perspectives of Key Players,* American Association of Geographers Annual Conference, New York NY, February 2012.
4. *Canalscape: Canal Oriented Development in the Desert,* American Association of Geographers Annual Conference, Seattle WA, April 2011.
3. *Canal Oriented Development as a Development Mechanism in the Polycentric City,* Phoenix Urban Research Lab, PURL JAM Conference, Phoenix AZ, October 2011.
2. *Neighborhood Activism in the Face of Development,* Association of Pacific Coast Geographers Annual Conference, San Diego CA, October 2009.
1. *Commodified Space: The Carousel Center and the American Shopping Mall,* East Coast Geography Graduate Student Conference, Syracuse NY, November 2000.

Panels

1. *The Future of Regional Development & Urban Planning*, (Panel Discussion), American Association of Geographers Annual Conference, Boston, MA, April 2017.

---

**CLASSES TAUGHT**

---

**Clemson University**

- CRP 8070: Urban Planning Studio Class
- MBA 8360: Principles of Real Estate and Valuation (in-seat and online)
- PDBE 8070: Readings in Urban and Regional Planning
- RED 8020: Real Estate Development Tour: Charleston SC
- RED 8030: Private Public Partnership Development
- RED 8040: Residential Practicum
- RED 8050: Commercial Practicum
- RED 8170: Sustainable Mixed Use Real Estate Seminar
- RED 8890: Entitlements and Pre-Development Process

**University of South Florida**

- URP 4050: City and Community Development (online)
- URP 6549: Urban and Metropolitan Economic Development
- URP 6930: Urban Resiliency in the 21<sup>st</sup> Century City
- URP 6930: Community Real Estate Development
- URP 6930: Planning in Conservative Communities (seminar)

**Arizona State University**

- GCU 102: Introduction to Human Geography (online)
- GCU 121: World Geography (in-seat & online)
- GCU 359: Cities of the World
- GCU 361: Urban Geography
- PUP 301: Intro to Urban Planning, (online)
- PUP 494: Summer Urban Planning Program in Brazil (co-taught 2012, 2013)

---

**RELEVANT PROFESSIONAL PRACTITIONER EXPERIENCE**

---

- 11/19- Partner, *Yellow Brick Urban, LLC* (Real Estate Development)  
Nashville TN/Greenville SC
- 10/19 - Partner, *Design, Strategies, & Development*, (Sustainability and Resiliency Consulting)  
Tempe, AZ.
- 1/09-5/11 Commercial Real Estate Broker (Investment), *Sun Commercial*,  
Phoenix, AZ.
- 6/07-1/09 Commercial Real Estate Broker (Retail), *Pruven Real Estate Group*,  
Glendale, AZ.
- 6/07-2/08 Community Outreach Coordinator, *Greenroof Real Estate Development*  
Phoenix, AZ.
- 5/06-5/07 Project Coordinator, *Trammell Crow Development & Investment Group*,  
Phoenix, AZ.
- 10/05-5/06 Management Assistant, *Community Revitalization Dept, City of Glendale*,  
Glendale, AZ.
- 10/04-6/07 Research & Evaluation Grant Analyst, *Baptist Community Ministries*,  
New Orleans, LA.

---

## COMMUNITY & Non-DEPARTMENTAL ACADEMIC SERVICE

---

- 2020 –** *RISE Council Board:* Puerto Rico resiliency project and consortium
- 2020** *Columbia CASE Real Estate Competition,* Faculty Leader, Clemson University (Finalists)
- 2019** *Community Planning Assistance Team,* South Carolina American Planning Association, Community planning assistance and planning report for the city of St George SC.
- 2017-2018** *ULI Hines Real Estate Development Competition,* Faculty Leader, Clemson University  
*Community Real Estate Development (CRED) Steering Committee,* Florida Institute of Governments, University of South Florida.
- 2017** *Bloomberg Next City Mayor’s Challenge,* City of Ft Myers FL, Proposal Committee
- 2010-2014** *Arizona Forward Association: Canalscape Committee. Land Use and Open Space Committee.* Vice Chair of Arizona Forward’s Canalscape Committee, where we examined the possibility of creating Canal Oriented Development in Phoenix. The Arizona Forward Association brings business and civic leaders together to convene thoughtful public dialogue on regional issues and to promote efforts to improve the environment and livability of Phoenix area communities.
- 2009-2010** *CanalScape Workshop:* In conjunction with multiple actors including students from ASU and University of Colorado at Denver’s Design School, community members and professionals, formulated a plan to reorient Phoenix’s canals to be hubs of economic, urban, community and recreational activity.
- 2001** *Community Design Center:* Worked with nine architecture students & the community on the revitalization of Columbus Circle in downtown Syracuse, NY.

---

## EDITORIAL POSITIONS

---

- 2018** *Journal of Urban Science:* Co-Editor of Special Edition entitled “Urban Disasters and Reconstruction” (Co-Editor D. Pijawka).
- 2001-2002** Editorial Board Member, *Maxwell Review*
- 2001** Assistant Editor, *Maxwell Perspective*

---

## PROFESSIONAL ORGANIZATIONS

---

Association of American Geographers	American Planning Association
Congress of New Urbanism	Arizona Forward Association
Association of Collegiate Schools of Planning	Urban Land Institute
American Real Estate Society	

---

## LICENSES & FURTHER TRAINING

---

Online Instructor Certification, University of South Florida, May 2017

*Journal of Planning Education and Research Writing Workshop for New Scholars.* Rutgers University, June 20-22, 2016.

Certificate in Commercial Real Estate

LEED Associate



## STUDENT COMMITTEES

---

### Doctorial

**Saedideh Sobhanini**, Clemson University Planning, Design, and Built Environment, *TBA*,  
(Director)

**Soomin Kim**, Clemson University Planning, Design, and Built Environment, *TBA*, (Director)

**Jeff Burton**, USF School of Geosciences, *An Analysis of Florida Redevelopment Policies*, (Co-Director)

**Lucy Deba Leonel**, USF School OF Geoscineces, *GIS optimization model to minimize the impact of urbanization in the City of Limbe, Cameroon* (Committee Member)

**Kevin Martyn**, USF School of Geosciences, *Incinerating Cheap Nature?* (Committee Member)

**Bryan Winter**, USF School of Geosciences, *Reappropriating Space in Nanching China: A Study of Informal Street Vendors*, defended May 2017 (Oral Defense Chairperson)

### Masters

**Caitlin Coppinger**, Clemson University Dept. of Community and Regional Planning, *Terminal Project Study: Opportunity Zones*, defended April 2019 (Committee Member)

**Jared Austin**, USF School of Geosciences, *Policing the Riverfront: Urban Revanchism as Sustainability*, defended March 2017 (Committee Member)