

# Richard S. Rybeck

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## Knowledge and Skills

- Property Tax Policy
- Legislative and Regulatory Analysis
- Transportation, Housing and Land Use Policy
- Member of the Maryland and District of Columbia Bars

## Experience

*Director, Just Economics LLC*                      *Washington, DC*                      *November 2009 – present*

- Consulting Business designed to assist clients in harmonizing economic incentives with public policy objectives.
- Presenter at “Solutions for Sustainable Communities” Conference, Washington, DC September 2011
- Partnered with McKissack & McKissack to perform evaluation of WMATA Stimulus Projects 2011
- Mayor-Elect Vincent Gray Transportation Transition Team, November – December 2010
- Presenter on Smart Growth at Pennsylvania APA Conference, Lancaster, PA, October 2010
- Presenter on Transit Finance at MetroRail 2010 Conference, London, England March 2010.
- Presenter at Innovations in Pricing of Transportation Systems, Orlando, Florida, May 2010

*Deputy Associate Director, Transp. Policy & Planning Admin. DC Dept. of Transportation (DDOT)*    *1997-Oct. 2009*

- Provided policy direction & support regarding infrastructure finance and integration of infrastructure investment policy with economic development strategies
- Instigated and facilitated landowner financing for development of new Metrorail transit station.
- Spearheaded effort to design and implement a performance-based parking meter pricing initiative
- Served as liaison to business improvement districts
- Designed and implemented car-sharing pilot
- Represented DDOT at National Capital Region Transportation Planning Board
- Represented Mayor at Union Station Redevelopment Corporation Board of Directors.
- Investigated roadway pricing techniques for potential land use effects
- Assisted in the development & implementation of the District’s Transportation Vision, Strategy & Action Plan
- Ensure that Plan elements & policies are included in processes such as zoning, budgeting
- Represented DDOT in the creation of the Baltimore-Washington Maglev DEIS
- Co-managed tour bus management initiative. Helped Volpe Center document existing conditions and review feasibility of best management practices being implemented elsewhere. Helped generate Motor Coach Guide which includes guidance about District laws such as the anti-idling provision.
- Coordinated freight issues and truck idling issues with enforcement agencies.
- Ensured that DDOT memos to Zoning Commission and Board of Zoning Adjustment offered decision makers with appropriate and enforceable measures to mitigate adverse transportation impacts

*Legislative Assistant to Hon. Hilda Mason*                      *Council of the District of Columbia*                      *1987-1996*

- Assisted Ms. Mason in her role on the Board of the Washington Metropolitan Area Transit Authority.
- Analyzed operational, financial, and legal issues.
- Negotiated Local Funding Agreement between WMATA and DC.
- Chaired WMATA Jurisdictional Coordinating Committee.
- Authored Clean Air Compliance Fee Act and legislation regarding property tax reform.
- Organized grass roots support strategy.
- Advised about pending legislation.
- Invited to speak at meetings on economic & environmental issues.
- Trained in prejudice reduction and conflict resolution by National Coalition Building Institute.
- Since March '96, co-managed office & personnel.

*Law Clerk, Linowes & Blocher*                      *Washington, DC*                      *Summer 1986*

- Wrote report on tax incentives for downtown housing development
- Researched ownership and zoning status, easements, variances, permits and tax assessment appeals
- Reviewed current zoning and historic preservation procedures.

*Consultant to John Kokus, Jr.*                      *The American University*    *1985*

- Rent Control Update: Contacted experts in the field regarding latest research and trends
- Reviewed and summarized recent studies; Investigated alternatives to rent control
- Synthesized and wrote up findings for the National Association of Realtors

## Education

- Center for Excellence in Municipal Management, George Washington University  
Certified Public Manager (CPM) 1998
- Kogod School of Business, The American University M.S. in Real Estate & Urban Dev. 1988
- Washington College of Law, The American University JD 1987
- Haverford College B.A. in Sociology 1978

## Community Involvement

- Vice President, Plaza West Cooperative Association, 1992 – 1994
- Board Member, Washington Regional Network for Livable Communities, 1994 – 2001
- Vice President, Economic Prosperity Task Force, COG Regional Transportation Plan: "Getting There"

## Publications:

- "Capturing the Value of Transit" Center for Transit-Oriented Development, 2008 (Rybeck was a contributor and a reviewer)
- "Using Value Capture to Finance Infrastructure & Encourage Compact Development," Public Works Management and Policy Journal, April, 2004
- "Tax Reform Promotes Sustainable Development," DC AIA Newsletter, January 1996
- Clean Air Compliance Fee Act of 1994
- More Freedom to Choose: A Plan to Improve Air Quality & Reduce Traffic Congestion, 1994
- Meeting America's Housing Needs, 1982

## Honors:

- "New Initiative Award" for implementation of DDOT Car-Sharing Program, 2006
- Chair, Technical Committee, Metropolitan Washington, Transportation Planning Board, 2004
- Selected to Present Papers at RailVolution 2008, National Council for Public-Private Partnerships 2008, COMTO Conference in July 2003 and TRB Conference, Jan 2003
- Selected to review & comment upon draft papers submitted for presentation to Transportation Research Board
- Selected for Inaugural Class of the Center for Excellence in Municipal Management, George Washington University, 1997
- Appointed to DC Enterprise Zone Study Commission, 1989
- Awarded Urban Land Institute Scholarship for Property Tax Study, 1986
- Awarded Graduate Honors Scholarship, Kogod School of Business, American University 1985
- Named Magill-Rhoads Scholar (competitive selection) Haverford College, 1974

References: Available upon request