



Stephen Wahlstrom
Principal

Stephen Wahlstrom has been a practicing economist working on a wide variety of land development and planning projects throughout the Western United States since 1983. Mr. Wahlstrom started his first consulting firm in 1985. He established Wahlstrom & Associates in March 2007, after separating from a 20-year partnership.

Effective consulting requires multidisciplinary skills in order to bring business into a firm and manage projects to a successful conclusion. The ability to manage consulting projects requires leadership; people management skills; and the ability to analyze data, prepare written communications, and present information to business and governmental leaders. Mr. Wahlstrom has demonstrated his leadership abilities in a variety of settings and communities. He has led community meeting and strategic planning workshops, and delivered many presentations to elected and appointed governmental officials and corporate boards.

Examples of Consulting Assignments

Stephen Wahlstrom's portfolio of consulting assignments can be sorted into the five project categories listed below.

Economic Development Strategies or Plans

- El Centro Economic Development Strategy
- Dixon Economic Development Strategy and Northeast Quadrant Action Plan
- Imperial Valley Enterprise Zone Marketing Plan
- Copperopolis Market Study
- Tangipahoa (Louisiana) Economic Development Opportunities Report
- Western Nevada County Economic Development Study
- San Francisco Economic Development Strategy
- Coachella Business Attraction Feasibility Study
- Malibu Economic Plan
- Del Norte County Economic Development Strategy
- Maricopa County (Arizona) Economic Development Implementation Plan
- Hidalgo County (New Mexico) Economic Development Strategy
- West Wendover (Nevada) Economic Development Strategy
- Truckee Economic Development Strategy
- Hoopa Valley Economic Development Strategy
- Marina Economic Development Plan
- North Richmond Revitalization Plan
- Morro Bay's Economic Development Opportunities
- Battle Mountain (Nevada) Business Attraction Study
- Monterey Bay Area Science and Technology Center (MBEST) Market Niche Study

Market Absorption and Downtown Revitalization

- West El Monte Way Corridor Market Study (Dinuba)
- Orinda Retail Leakage Study
- King City Downtown Revitalization Plan
- North Watt Corridor Market Study
- Hetch Hetchy Retail Market Study
- Southeast Bakersfield Revitalization Study
- Alameda Retail Study
- Delano Downtown Business Improvement District Feasibility Study
- Marysville Downtown Plan
- Fallon (Nevada) Downtown Revitalization Plan
- Hughson Downtown Improvement Plan
- Richmond Downtown Revitalization Plan
- Fill Downtown Marketing and Promotion Plan
- Newman Downtown Revitalization Study
- El Centro Downtown Revitalization Plan
- Soledad Retail Recruitment Program
- Gustine Downtown Retail Study
- West Fresno County Retail Market Analysis
- Placerville Retail Expansion Study
- Oroville Downtown Market Study
- Natomas Station Commercial Market Study
- Gridley Industry and Business Assessment

Real Estate Market Feasibility Studies

- Copperopolis Market Study
- Glenbrook Basin Infill Study (Grass Valley)
- Chico West Airport Industrial Feasibility Study
- Coachella Industrial Park Feasibility Study
- Riverbank Theater Reuse Study
- Three Springs Master Plan Market Study (Durango, Colorado)
- Niles Master Plan Market Study (Fremont)
- El Centro Industrial Improvement Plan
- Avenal Industrial Development Feasibility Study
- Eureka (Nevada) Airport Feasibility Study
- Brawley Airport Area Marketing Plan
- Arcata Environmental Lodging Feasibility Study

General and Specific Plan Analysis

- El Centro General Plan Economic Development Element
- Richmond General Plan Economic Development Opportunity Analysis
- North Hemet Specific Plan Market Analysis
- Union City General Plan Economic Development Element
- East F Street Specific Plan Retail Study (Oakdale)
- Waterford General Plan Background Report

Economic and Fiscal Impact Analysis

- Rancho Los Lagos Impact Study
- 101 Ranch Impact Study
- Arkansas Solar Farm Impact Study
- Churchill County (Nevada) Geothermal Power Plant Impact Study
- Medical Center of America Impact Analysis (El Paso, Texas)
- Mono County Geothermal Power Plant Impact Study
- High Speed Rail Impact Study
- Soledad Economic Impact Peer Review
- Half Moon Bay Agricultural Conversion Impact Analysis
- Grass Valley Annexation Economic and Fiscal Impact Study
- Mills Piers Impact Analysis (San Francisco)
- Paradise Big Box Economic Impact Study
- Higgins Marketplace Jobs/Housing Balance and Fiscal Impact Study
- Lodi Wal-Mart Economic Impact Study
- Willows Wal-Mart Economic Impact Study
- Red Bluff Wal-Mart Economic Impact Study
- Alameda County Recycling Industry Economic Impact Analysis
- Weaverville Bypass Economic Impact Analysis

Summary of Professional Experience

- 2007 Wahlstrom & Associates, *Principal Owner*
- 2005 – 2007 Seifel Consulting, *Managing Consultant*
- 1985 - 2005 Applied Development Economics, *Managing Principal*
- 1981 - 1985 TEM Associates, *Economic Development Consultant*
- 1981 City of Oakland, Office of Economic Development and Employment,
Planning Intern
- 1980 - 1981 National Economic Development Law Center, *Research Assistant*
- 1980 University of California, Berkeley, Department of Geography, *Research Assistant*
- 1978 - 1979 Neighborhood House (Seattle WA), *Community Development Associate*
- 1976 - 1978 *Economist*, US Peace Corps, Philippines

Associations and Professional Activities

Participated in a variety of national and state professional support organizations, including the California Association for Local Economic Development (CALED), the California Redevelopment Association (CRA), the International Economic Development Council (IEDC), and the California Enterprise Zone Association

Education

- 1981 University of California, Berkeley, Department of City and Regional Planning,
Master of City Planning
- 1976 University of Washington, Seattle, Washington, *BA in Economics*