



**NTBA**

NATIONAL  
TOWN BUILDERS  
ASSOCIATION

NTBA PRE-ROUNDTABLE ROAD TRIP

## Charleston / Daniel Island / I'On

Thursday, April 7 – Friday, April 8, 2016

2016 NTBA SPRING ROUNDTABLE

## Working with Large Volume Builders in Traditional Neighborhood Developments

Friday, April 8 – Sunday, April 10, 2016

Mt. Pleasant, South Carolina

Hosted by:



Land and Development

Register on-line: <http://conta.cc/1LTmx7u>

# THE NTBA PRE-ROUNDTABLE ROAD TRIP

## Charleston / Daniel Island / I'On

Thursday at 3:00 PM, April 7 – Friday at 3:00 PM, April 8, 2016



Charleston



Daniel Island



I'On



It's a new tradition that won't be stopped. Last year, our members asked us to add an extra day before our NTBA Roundtables so they could explore great places a bit more. We travelled to Bentonville, Arkansas in the Spring and to Serenbe, in Chattahoochee Hills, Georgia in the Fall. They were fabulous!

This Spring we are in for another treat, beginning with a Thursday afternoon tour of some of Charleston's most impressive in-fill projects. Our tour guide is a real coup – a senior planning expert with in-depth information to share. We'll end the evening by grabbing dinner in small groups, then head back to the hotel.

On Friday morning, we hop on a bus and head to Daniel Island for a project overview by seasoned developer Matt Sloan, then a guided bus tour of Daniel Island. Don't worry, we'll leave plenty of time for foot exploration.

In the afternoon, we travel to I'On to meet with Vince Graham, who will provide an introduction to I'On. Then we'll grab some bikes and travel on two wheels around the neighborhood. We depart just in time to join the start of the NTBA Spring Roundtable at our host hotel.

*Please note there is an extra fee of \$175 to participate in the Pre-Roundtable Road Trip and we are limited to 31 participants due to bus constraints.*

## DETAILS ABOUT THE NTBA PRE-ROUNDTABLE ROAD TRIP

*Registration for the optional road trip is open to registrants of the 2015 NTBA Fall Roundtable. The registration fee is \$175 per person. The fee covers one-way bus travel to Charleston from our host hotel on Thursday and the Charleston tour (expect to Uber back to the hotel after dinner), along with roundtrip bus travel on Friday, our presentation and tours of Daniel Island and I'On. Bicycles for the I'On Tour will be provided as well as a box lunch.*

### AGENDA

#### THURSDAY, APRIL 7, 2016

Prior to

3:00 PM **Arrive and Check-in to The Holiday Inn Charleston – Mt. Pleasant**  
250 Johnnie Dodds BLVD, Mt. Pleasant, SC 29464  
Call 877-355-7693 for reservations at a nightly rate of \$149. Booking Code is NTB.  
[National Town Builders Association Group Rate at the Holiday Inn Mt Pleasant](#)  
Reservations may be made prior to March 25; first come, first served.

3:30 PM **Bus Departs for Downtown Charleston**  
Meet in the front of the hotel to gather with other guests from the NTBA.  
*Please note that only one-way transportation is provided; participants will UBER or taxi back to the hotel after dinner.*

4:00 PM **Cool Projects in Historic Charleston**  
Take a look around Charleston and you'll discover some amazing in-fill projects and lots of plans by this great city.

6:00 PM **Exploration and Fine Food**  
When the tour concludes, participants are free to explore, grab a drink, or break into smaller groups for dinner. When you're done, hail a cab or call UBER for a ride back to the hotel.

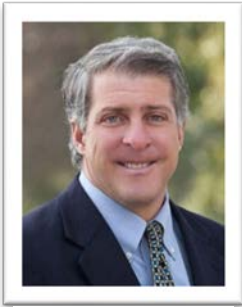


Morris Square by the I'On Group

## FRIDAY, APRIL 8, 2016

8:30 AM Bus departs the Holiday Inn (Plan to eat before we depart!)

9:00 AM Briefing and tour of Daniel Island with developer Matt Sloan (Box lunch provided)



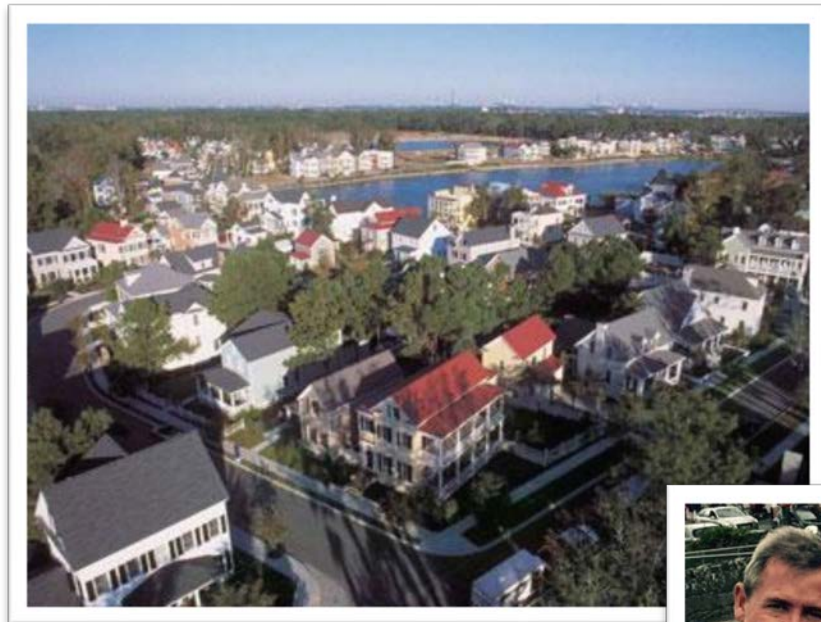
Matt Sloan



Daniel Island

12:00 PM Bus Departs for I'On

12:30 PM Briefing and Bike Ride of I'On with Developer Vince Graham  
Dress comfortably and plan to bike – bikes provided!



I'On



Vince Graham

3:00 PM Bus Departs for the 2016 NTBA Spring Roundtable



## THE 2016 NTBA SPRING ROUNDTABLE

# Working with Large Volume Builders in Traditional Neighborhood Developments

Friday at 3:30 PM, April 8 – Sunday at 12 Noon, April 8, 2016



It's a dilemma with which so many new urban developers grapple: How do we make sure we are building what the market is demanding at a price that buyers will pay? How much value does good design add? How do we ramp up our building capacity to deliver the street and homes in a timely fashion? How can large volume builders work within our pattern books and design guidelines and still remain competitive? Will large volume builders be willing to adapt their design and construction business models in traditional neighborhood developments? How can we work together to create special places of enduring value?

These are some of the questions we will be discussing during the National Town Builders Association's 2016 Spring Roundtable in Mt. Pleasant, SC. Join us as we explore "Working with Large Volume Builders in Traditional Neighborhood Developments" with new urban developer Joe Barnes and the WestRock team, hosts of this important Roundtable. With a blend of experienced, thought-provoking speakers and spot-on topics, the Roundtable also includes two amazing property site-tours to Nexton and Summers Corner in Summerville, SC.

Please join us April 8-10 at the Holiday Inn Charleston – Mt. Pleasant for the 2016 NTBA Spring Roundtable, sponsored by WestRock Land and Development and Windsor Windows and Doors.



*The NTBA is the only town and urban developer association that exists in which the knowledge and experience gained from creating town centers is freely shared. The lessons learned can save time, energy, and money. The relationships gained can be a resource and a joy.*

# Working with Large Volume Builders in Traditional Neighborhood Developments

## DETAILS ABOUT THE 2016 NTBA ROUNDTABLE

*Registration for the 2016 NTBA Spring Roundtable is \$550 per person. Registration includes all presentations; bus transportation on Saturday, April 9; refreshments; dinner on Saturday evening; and breakfast on Sunday morning. All other expenses are on your own. An Early Bird registration discount of 10% is offered to those who register by March 15.*

## AGENDA

### FRIDAY, APRIL 8, 2016

- Prior to  
3:30 PM Arrive and Check-in to The Holiday Inn Charleston – Mt. Pleasant  
250 Johnnie Dodds BLVD, Mt. Pleasant, SC  
Call 877-355-7693 for reservations at a nightly rate of \$149. Booking Code is NTB. Link: [National Town Builders Association Group Rate at the Holiday Inn Mt Pleasant](#)  
*Please note that a limited number of rooms have been set aside for NTBA members at a special rate of \$149 per night. Group rooms are first-come, first-serve and you are encouraged to reserve your rooms early. The room block expires on March 25, at which time the rooms will be released.*
- 3:30 PM 2016 Spring Roundtable Begins  
Welcome and Introductions by Ward Davis, NTBA President





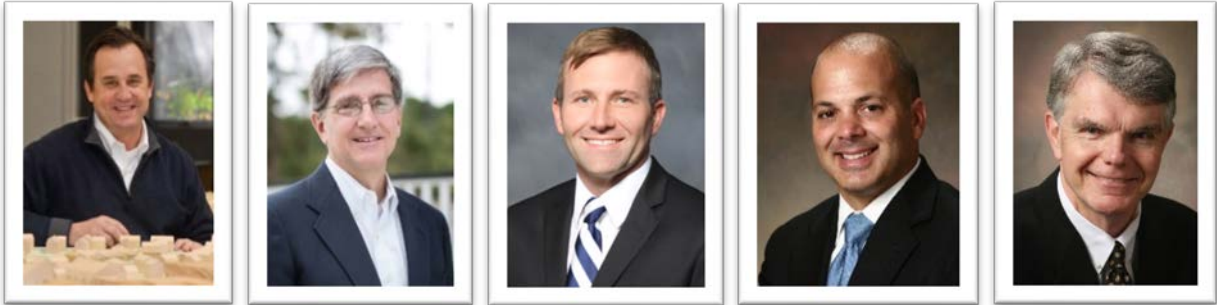
From left: Joe Barnes, Brent Gibadlo, John Grab, and Diana Permar

- 4:00 PM** **Building the Vision is Not Always Easy. Laying a Good Foundation is Key.**  
As new urban developers, we've learned through trial and error how to do things right, and it's not always easy. For Nexton and Summers Corner in Summerville, SC, the WestRock team started by taking a hard look at the market, then developed key attributes based on the research. Criteria was established to help determine which builders were the best ones to help deliver the vision, financially strong enough to deliver model homes and speculative inventory, and could deliver value and push price points. They also created a deal structure that would work for all parties involved. Join the WestRock team as they set the stage for two exciting days of provocative discussions and on-site exploration. Moderator Joe Barnes will be joined by panelist Brent Gibadlo, John Grab, and Diana Permar.
- 6:00 PM** **End of Educational Session**  
Freshen up, grab a drink in the lounge, make some calls – free time for all!
- 7:00 PM** **Off to Charleston!**  
Meet in the lounge to drive or UBER over to Charleston with fellow NTBA members. Walk around the city, fall in love with a special building, and grab a table at one of Charleston's great restaurants. Dinner is on your own. It's GOOD eating!
- Gather some friends and book your own reservations.

## SATURDAY, APRIL 9, 2016

### 8:30 AM Continental Breakfast

Please enjoy a continental breakfast on us during the Roundtable.



From left, Joe Barnes, Al McNeill, Charlie Tipton, Michael Brunetti, and Roger Wood

### 9:00 AM The Evolution of Design, Project Management, and Builder Operations

Moderator Joe Barnes will be joined by representatives of two of Nexton's large volume builders, Al McNeill and Charlie Tipton, who will share their experiences from a builder's perspective of how they work within a Traditional Neighborhood Development. What were some of the key considerations in agreeing to work in this type of environment? What things were up for compromise and what was non-negotiable? What are some of the best practices that our Roundtable participants can take away and apply to their projects?

Michael Brunetti and Roger Wood will share their stories of good design and best management practices. Designing a product that meets the market, both in design and price point, is one of the most critical components of a successful project. What are some of the ways you can educate your builders to design and deliver the product that will sell and maintain your design standards? How can items be modified when value engineering is a must? What are the most important "lessons learned" that you will take away from this session?

### 11:00 AM Bus Departs for Summerville

A box lunch will be provided.

### 11:30 AM Tour [Nexton](#)

We'll swing by the WestRock offices first for an overview of Nexton, then head out for a site tour of South Carolina's first gigabit community.



Nexton



3:00 PM Bus Departs for Summers Corner

3:30 PM Tour [Summers Corner](#)

Summers Corner is a 6,000-acre walkable neighborhood where business, community, and nature are inseparable.



Summers Corner

5:00 PM Classic Low Country Boil and Oyster Roast



7:00 PM Bus Departs for Host Hotel

## SUNDAY, APRIL 10, 2016

8:30 AM All American Breakfast  
Come hungry! A classic southern breakfast will get the Roundtable off to a good morning.

9:00 AM Windsor Windows and Doors: Putting Features, Performance, Value, and Price in Balance  
Glass is glass as long as it's warranted. Or, is there more? Mike Crook presents the nuances of performance windows and gives you the right questions to ask regarding everything from grills, the way a window is hung, installed, cased, and finished. He'll also address how windows can enhance curb appeal when all of the exterior is in harmony with the architectural design.



Mike Crook

9:30 AM

### One Planet Living

The concept of One Planet Living builds on sustainability work carried out over the past few decades but specifically grew out of Bioregional's work to build the BedZED eco-village in south London. Living and working at BedZED and analyzing its impacts drew the One Planet team clearly to the conclusion that to achieve sustainability, they need to make it easy, attractive and affordable for people everywhere to lead whole sustainable lifestyles – not just green buildings, but wider infrastructure and products and services as well – all wrapped up in a simple and clear story which people can understand. Since its creation in 2003, One Planet Living and its ten principles show in practice that a simple way for us to plan, deliver, communicate sustainable development and a green, circular economy is possible.



Pooran Desai



10:15 AM Architects Roundtable: Managing Design and Production



From left: Bill Allison, Eric Brown, Phil Clarke, and Eric Moser

Join four talented architects, all well versed in working in Traditional Neighborhood settings, as they share stories on subjects as complex as working with production builders, the design process, value engineering, and business relationships and contracts. They will also explore the developer’s vision vs. cost dilemma that always comes up: how can you determine the compounding value of great urban design, great architecture, and great building?

11:45 AM Closing Comments and a Peek Ahead

Ward Davis, President, National Town Builders Association

12:00 PM It’s a Wrap!



The Corner House at Summers Corner



## A BIG SHOUT-OUT TO OUR SPRING ROUNDTABLE HOSTS!



WestRock Land and Development has deep roots in the Charleston region. For decades the company nurtured the land for its timber. Now, the location and scale of the land make it the next logical step of growth for metro Charleston. WestRock has brought in the best local and national talent to help create a new model for town-building. Communities include Nexton and Summers Corner.

Nexton is strategically located in the path of growth at the intersection of 1-26 and Highway 17A, near Charleston and Summerville, South Carolina. Nexton weaves together new homes, office and retail space to form a tight-knit community. One that looks forward and back, combining the latest ideas for connectivity and efficiency with the wisdom of Charleston's inspired, walkable cityscape and historic neighborhoods. In December 2013, Nexton became South Carolina's first gigabit community.

Summers Corner debuted fall 2015 as a community inspired by the friendly, small town lifestyle of nearby Summerville. Summers Corner features a mix of charming, traditional homes connected to neighborhood parks and gardens, and "main street" retail – and the richly diverse nature of the Lowcountry. The garden takes center stage at Summers Corner. One of the first buildings to open in the community was the Homestead, home of the Clemson University Extension Master Gardeners Program.



### **Joseph E. Barnes**

Joe Barnes is Director, Real Estate Development, Design, for WestRock Land and Development. In this role, Mr. Barnes is primarily responsible for the design and sustainability of WestRock's real estate and community development initiatives within the South Carolina region.

Mr. Barnes has more than 25 years of experience in real estate and community development. Prior to joining WestRock, Mr. Barnes was the Director of Design and

Architecture for Celebration Associates, a nationally recognized developer and operator of award-winning, master-planned, mixed-use communities and villages in the southeastern United States.

Mr. Barnes has worked on numerous projects including three critically acclaimed community development projects -- Celebration, Florida, a 5,000-acre new town building developed by The Celebration Company, a subsidiary of The Walt Disney Company; l'On, a 243-acre mixed-use village in Mount Pleasant, South Carolina; and East Beach, a 100-acre mixed-use redevelopment project situated along the Chesapeake Bay in Norfolk, Virginia.



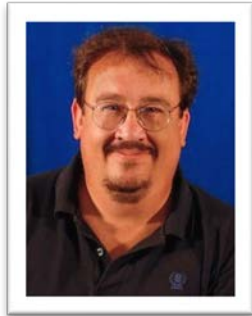
Mr. Barnes is a graduate of the University of Virginia with a Bachelor of Science in Architecture; Princeton University with a Master of Architecture; and the University of Virginia's Darden School of Business with a Master in Business Administration.

He is a member of the Urban Land Institute, Congress for the New Urbanism, and board member of The Seaside Institute.

## A BIG THANK YOU TO OUR SPONSORS!



## SPEAKER BIOGRAPHIES



### **Bill Allison, Allison Ramsey Architects**

Bill Allison is the founder of Allison Ramsey Architects in Beaufort, South Carolina. Prior to moving to Beaufort, Bill practiced architecture in Southern California, Norway and, for a short time in Zambia, Africa where he also started a Habitat for Humanity project and built houses for three years. Allison Ramsey Architects has over the last 20 years established itself as an award-winning design and planning firm, having been active in a number of significant New Urbanist developments including Newpoint, l'On, Habersham, WaterSound and East Beach, collaborating with some of the best architects and planners in the country. Most recently Bill has returned to the firm after a 4-year sabbatical serving as International Director

of Housing Programs for Habitat for Humanity, guiding housing and urban slum upgrading initiatives in over 70 countries.



### **Eric Brown, Brown Design Studio**

Eric Brown is a long term practicing New Urbanist Architect, having joined the CNU in 1996. Eric opened his own practice in 1998 to promote and create work following the principles of the Charter of New Urbanism and the practice of traditional architecture and urbanism. Under Eric's leadership, Brown Design Studio has won national level awards for design work and well as local awards. Eric has lectured and presented to national level organizations and the firm's work has been published in several national and local level publications. Eric is also a member of many national level organizations that promote place making and traditional design. Eric's architectural practice has followed his ideals and

continues to grow as an entity. Brown Design focuses on assisting to create vibrant urban places and the architecture that shapes those places. The firm's practice is national with a range of design work from planning to town center work to small scale historic infill residential. Personally, Eric enjoys being a father, travel, painting, writing, running, racing and of course exploring urban places. He lives in the historic core of the beautiful city of Savannah.



### **Michael Brunetti, Nexton**

Mike Brunetti is Director of Real Estate Development for Nexton. Mike has worked in the community planning and development industry for more than 20 years. At Nexton, he oversees the builder program and builder relationships including contract negotiations, builder positioning and lot purchases. Mike also oversees design and development of the community plan, amenities, parks and open spaces.

Before joining the Nexton team, Mike was Division Vice President for Charlotte-based LSTAR Management, where he oversaw six communities encompassing approximately 6,000 residential lots. Prior to working at LStar, Mike spent twelve years working as the Director of Development for Celebration Associates working on several award winning master planned communities along the east coast. Mike holds a degree from West Virginia University in Landscape Architecture.

Mike's professional associations include the American Society of Landscape Architects (ASLA), Urban Land Institute (ULI), Congress for New Urbanism (CNU), and the American Town Builders Association.



### **Phil Clarke, Clarke Design Group**

Phil Clarke is the Founder/Principal of Clarke Design Group. With experience in design, planning, and construction, Phil formed Clarke Design Group in 2003 with a primary focus on designing high quality homes and neighborhoods steeped in the Lowcountry vernacular and the new urbanist movement. Clarke Design Group has had the opportunity to be involved in designing high quality new homes from Mt. Pleasant, Charleston and the neighboring islands to New York, Virginia, Delaware, Louisiana, North Carolina, and Texas. CDG has also been involved Historic Remodels and Restorations in the Old Village of Mt. Pleasant and the Historic District of Charleston. Additionally, CDG has

contributed to the design teams on a number of infill neighborhoods from Mt. Pleasant, SC to historic Sea Ports in North Carolina. Phil and his wife have 2 children and live in Mt. Pleasant, SC.



### **Mike Crook, Windsor Windows and Doors**

Mike Crook is no stranger to many of our NTBA members as he is the National Accounts Manager for Windsor Windows and Doors, a product used in over forty Traditional Neighborhood Developments since 1996.

Before entering the window industry, Mike was in the banking and real estate lending industry where he served at a community bank, a regional savings and loan institution, and managed real estate subsidiary services, including appraisals and collateral review, and a joint venture for a single-family PUD.

In the late 1980's, Mike jumped into the window industry as vice president of sales for Heritage Windows, a custom wood window supplier to the Eastern United States. In 1992, he joined Windsor Windows and Doors as National Accounts Sales Manager and serves as the liaison for the national AIA and AIBD alliances. He is counted upon by Windsor for continuing education responsibilities for the Coastal region regarding high performance products for Windsor.



### **Pooran Desai, One Planet Communities**

Pooran Desai is Co-Founder of Bioregional and International Director of One Planet Communities. Pooran studied at Oxford and Cambridge Universities before co-founding Bioregional Development Group in 1994.

Pooran has worked on Bioregional projects and enterprises in sustainable forestry (woodland management and products), farming (reviving the lavender industry of south London), recycling (converting tree surgery waste into biomass for energy), and real estate development. In 1997 he initiated the BedZED project, which in turn led him to initiate the Z-squared (Zero Carbon Zero Waste) and One Planet

Living concepts. He has since worked to implement these concepts in projects around the world, leading teams which have written sustainability strategies for over \$30 billion of real estate development. He has worked as a real estate developer, for example on the One Brighton development.

Pooran has also worked on policy, chairing the UK Department of Environment, Food and Rural Affairs' advisory group which recommended A-G mandatory energy ratings for homes which became national UK policy in 2007.

He was voted in the UK's top five most influential people in construction for the decade in 2010, received a 2009 Skoll Award for Social Entrepreneurship, and a World Economic Forum 2011 Schwab Award as European Social Entrepreneur of the Year.

Pooran is married to Bioregional co-founder Sue Riddlestone and lives at BedZED. He developed an idea for a zero carbon zero waste sports car which runs on waste cooking oil, which he built with help from friends at Cranfield University.



**Brent Gibadlo, WestRock Land and Development Company**

Brent is Director of Real Estate Development for Westrock Land and Development Company. In this role he is responsible for the development of Nexton, a 4,500 acre master planned community in Summerville, South Carolina. Located in the epicenter of Charleston's fast growing I-26 corridor, the community is designed for life today - where offices, restaurants, homes, parks and schools are just a short walk or bike ride away.

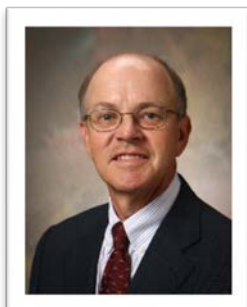
Nexton has been designed by world-class land planners and architects with a particular focus on sustainability and healthier lifestyles. The Nexton master plan includes a park and trail system made up of regional and neighborhood parks connected by over 50 miles of pathways. The community uses innovative storm water management practices and requires all buildings meet specific sustainability standards.

In December 2013, Nexton became the state's first gigabit community, making it one of the few places in the country where communication infrastructure is no longer a limitation. In addition to attracting the South Carolina Research Authority to the community, the technology has allowed Nexton Elementary to be the first in the school district to implement a Personalized Digital Learning program, wherein every student is provided with their own computer. All students can customize their education using digital content.

Before joining Westrock, Brent was a Vice President with DPS Development Company, a developer of conservation-based master planned-communities, including the Ford Plantation, Greenbrier Sporting Club, Turks and Caicos Sporting Club and the Snake River Sporting Club.

Upon graduating from the College of Charleston with degrees in Political Science and History, Brent went to work for the U.S. House of Representatives, covering Joint Taxation and International Relations Committee assignments. He then earned a Master in Business Administration from the University of Virginia's Darden School of Business.

Brent is an active member of the Urban Land Institute and a board member of Chucktown Squash, a non-profit organization whose mission is to drive academic improvement, positive personal development and a healthy lifestyle to Charleston's urban youth using the sport of squash. He currently resides in Charleston with his wife and two sons.



**John R. Grab, Nexton, WestRock Land and Development Company**

John Grab is Vice President of Community Development and Land Management for the Nexton community in Summerville, South Carolina.

Mr. Grab has more than 30 years of experience in real estate development, specializing in large master planned communities. For most of the 1990's, he



worked for the Arvida Company as the project general manager at Weston, a 10,000-acre award-winning community located in Fort Lauderdale, Florida. This development grew into the nation's second best-selling community with annual sales that exceeded 1,700 homes. He was Arvida's division president for the Mid-Atlantic region in the late 1990's and early 2000's. His responsibilities included all the development activities in Atlanta, Charlotte, Raleigh, and Charleston. His operations in Charlotte were recognized by JD Power & Associates for their consistently high customer satisfaction ratings. Mr. Grab was also the chief officer - Resort Operations for Burroughs & Chapin Company, a Myrtle Beach based developer, where he oversaw the development of the 2,000 acre award-winning Grande Dunes resort community.

Mr. Grab's professional associations and community affiliations include membership with Urban Land Institute where he is a frequent speaker on the development of golf course communities. He is a past member and director of the Dan Marino Foundation and YMCA. He volunteers for Habitat for Humanity, the Honda Classic Foundation, his local parish Board of Directors, and the Charleston Metro Chamber of Commerce.



**Vincent Graham, Civitas**

Vince is President of the l'On Group based in Mount Pleasant. Using timeless urban design principles found in older towns and cities throughout South Carolina, the l'On Group works to create beautiful places of enduring economic and social value. Since starting his business in 1991, Vince has been involved in neighborhood building and renovation in Beaufort, Port Royal, Charleston, Mount Pleasant, North Charleston and North Augusta. His work has received national and international attention in Southern Living, The Wall Street Journal, National Geographic, the BBC, and CNN. His neighborhoods have been the recipient of awards from the American Institute of Architects, the American Society of Landscape Architects, and the South Carolina Department of Natural Resources.

Vince's career includes non-profit service as a board member of South Carolina-based business, transportation, housing, arts, and environmental organizations. He has also served on national committees of the Chicago-based Congress for the New Urbanism, as well as the Metropolitan Planning Council of the Brookings Institution based in Washington, DC.

Vince has been an invited speaker at numerous colleges and universities throughout the country, and given presentations at transportation and urban conferences in Europe and Australia. He is currently at work on a book – The Underground History of American Urbanism – scheduled for publication in late 2016 to coincide with the 100<sup>th</sup> year anniversary of the passage of the first Federal Highway Bill. This 1916 act led to the formation of the state Departments of Transportation throughout the country.

An avid reader, traveler, outdoorsman, and boating enthusiast, Vince is a licensed pilot, a South Carolina Liberty Fellow, and a member of the Church of the Holy Cross on Sullivan's Island. A native of Georgia, Vince has been in South Carolina since 1989.

Vince graduated from the University of Virginia where he earned a degree in economics.

**Jacob Lindsey (Invited)**



### **Al McNeill, Saussy Burbank**

Al McNeill, Senior Vice President, has been with Saussy Burbank since 1992. Al is a native of eastern NC and has a BS in Civil Engineering from North Carolina State University. He received an MBA from the University of North Carolina at Wilmington. A licensed NC Real Estate Broker and a licensed NC and SC General Contractor, he is a member of the Green Home Builders of the Triangle, Triangle Builders Guild, Charleston Builders Guild and CBUSA. Al is a member of the National Association of Home Builders and active in its local affiliates including the Charleston Trident HBA, the Raleigh Wake HBA and the Durham, Orange & Chatham County HBA, where Saussy Burbank was awarded its 2010 Builder of the Year.



### **Eric Moser, Moser Design Group**

Moser Design Group, Inc. is a residential design and New Urbanist planning firm located in Beaufort, South Carolina with a principle mission to design and reintroduce traditional development patterns, architecture, and building methodologies into the context of walkable mixed-use communities. Founder and President Eric Moser hails from a rural Indiana farm family. His early education from generations of farmer scientists, philosophers, and innovators instilled a deep respect for the Agrarian way of life. Among the farmer's many disciplines, the vernacular building traditions became Eric's passion, architecture his calling. After studying architecture at the University of Florida, Eric established the firm in 1986, catering to a custom residential clientele in a resort setting. Although rewarding, Eric soon came to the belief that a complete rethinking of community development and the metrics with which buildings themselves are measured and valued were paramount to creating meaningful and sustainable places.

Beginning in 1992, with the pilot infill project of Newpoint in Beaufort, Moser Design Group embraced the principles of new urbanism and retooled to concentrate on providing affordable, context driven, traditional architecture for pedestrian friendly communities. Along with introducing new designs, Moser Design Group continues to research and test new building and delivery methods. Particularly, those tectonics that replace the consumptive nature of throwaway buildings with more substantial, flexible buildings with sustainable materials, configurations, and technologies that allow buildings to be built for the near term and evolve for the long term.

Eric is a frequent consultant across the United States and beyond for new and old towns, infill projects, hamlets, and neighborhoods. He collaborates with other professionals to plan, analyze, and reintroduce historic local and regional building patterns. He remains an active participant in the Katrina and Rita recovery efforts in the Gulf Coast. He is also Town Urbanist for his home village of Habersham where he lives and works.



**Diana Permar, Permar Inc.**

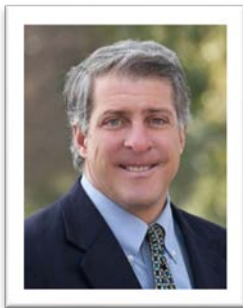
Diana has more than 35 years of real estate experience that have provided her with background in all aspects of real estate marketing, strategic planning, and market research. She has the unusual ability to translate market intelligence to specific development opportunities by understanding why people buy, how people live, work and recreate and the role of the built environment in their day to day lives.

She has been fortunate to work with the best community developers, planners and consultants in the business. Clients call upon Diana to help them develop strategies, create unprecedented products, programs, and places or just to think about difficult challenges they are facing. And turnabout is fair play. Our clients and network of industry professionals are a valued knowledge resource.

Diana is a good listener. Listening, observing and years of practice have honed creative brainstorming and facilitation skills.

In addition to the consulting practice, Diana was a founding partner and participated in the daily management of real estate services companies which included resort rentals, regime management and real estate sales - an important foundation for her ability to balance theory and practice. Her real estate background also includes years of hands-on marketing and strategic research and analysis experience as part of development and planning teams for the St. Joe, Daniel Island, Kiawah Island and Sea Pines Companies.

Diana is a graduate of the University of Michigan. She is active in the Urban Land Institute (ULI) and has served as a Trustee of ULI, as Chair of the Recreational Development Council and of the ULI Awards for Excellence Jury, and on the J.C. Nichols Prize Management Committee. She is a frequent speaker at ULI and at other industry events and seminars including graduate level real estate programs at Clemson University and Harvard.



**Matt Sloan, Daniel Island Company**

Matt Sloan is President of Daniel Island Company. In 1992, Matt Sloan was part of the team that created the visionary master plan for Daniel Island in Charleston, SC. Formerly a project manager representing the Guggenheim family who previously owned the island, he went on to maintain overall responsibility for development, marketing and sales activities within the community as it developed. In addition to Daniel Island, he is responsible for management and operations of the newly developing community of Carnes Crossroads in Summerville, SC. A member of the Urban Land Institute, he earned a Master's degree at Columbia University School of Architecture and a B.S. in science and

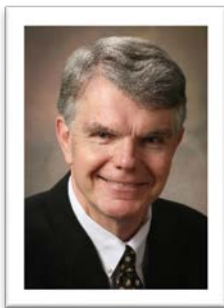
engineering at State University of New York at Buffalo.

Extremely active in community service, Mr. Sloan's past and current non-profit board service includes the YMCA of Greater Charleston, Charleston Metro Chamber of Commerce, Berkeley County Chamber of Commerce, Lowcountry Housing Trust, Porter Gaud School, Junior Achievement, Daniel Island Community Fund, Charleston Regional Development Alliance, Roper Saint Francis Foundation and Tri-County Cradle to Career Collaborative.



**Charlie Tipton**, Division President of the Coastal Carolinas for PulteGroup  
Charlie Tipton is the Coastal Carolinas Division President for PulteGroup, the largest homebuilder in Charleston. All four of PulteGroup's brands - Centex, Pulte, John Wieland Homes and Del Webb - are built in the Coastal Carolinas Division. This division spans along the coast from Savannah, GA to Wilmington, NC and closes over 1,000 homes annually.

Charlie began his career in 2001 as a Field Manager for Centex Homes in Atlanta, GA. He transferred to Charleston, SC in 2003 and has worked in a variety of construction roles, including procurement, architecture and the Vice President of Construction. He is a graduate of Georgia Southern University with a degree in Construction Management and is a licensed South Carolina General Contractor and as a SC Residential Builder. He lives on James Island with his wife and two children.



**Roger Wood, Nexton**

Roger Wood is the Town Architect for Nexton, a 4,500 acre, New Urbanist new development in Summerville, South Carolina being developed by WestRock Land and Development. Since starting with WestRock in 2014, Roger has worked with a group of national and regional merchant builders to implement architecture for Nexton's residential neighborhoods that is forward thinking, cost efficient and marketable. This effort, in part, has resulted in 67 home sales in Nexton that were higher than local median home price since opening in April of 2015.

From 2002 to 2014, Roger was the Town Architect and Guild Manager for East Beach Company, in Norfolk, Virginia. His responsibility as Town Architect was to facilitate the design of private houses, gardens, and public spaces consistent with the Urban Design Associates-created Pattern Book for East Beach, administer the design review process, and act as the vision keeper of the master plan, created by Duany Plater-Zyberk. He has been the primary designer of various revisions to the Master Plan and of civic structures in the neighborhood. As the Guild Manager, he worked with Guild member architects, landscape architects, builders, and vendors to make sure standards for excellence in design and construction were met.

Roger has 40 years of experience in architecture, real estate development, and project management. He received a Bachelor of Environmental Design in architecture from Miami University in Ohio and has studied in the Columbia University Masters in Real Estate Development program. In addition to East Beach, he previously worked on the development of new urbanist neighborhoods at Habersham, in Beaufort, South Carolina; The Peninsula - in Iowa City, Iowa; and on the lakefront in Canandaigua, New York.

Roger has been a speaker for the Congress for New Urbanism, Seaside Institute, National Town Builders Association, and American Institute of Architects.

Roger is a charter member of the Congress for the New Urbanism.





## SITE TOUR NOTES

### Daniel Island

First inhabited by a Native American tribe known as the Etiwan, in the late 17th century Daniel Island was granted by the Lords Proprietors of England to Robert Daniell, who later became the governor of the colony of Carolina and for whom the island was eventually named. The land was divided into several large plantations in the 18th century and used mainly for farming. The Guggenheim family of New York purchased it in 1947 for cattle ranching and use as a hunting retreat. In 1971 Daniel Island passed to the Harry Frank Guggenheim Foundation, which sponsored the creation of a master plan. The island was sold to the Daniel Island Company in 1997 and continues to be responsibly developed in accordance to the vision outlined in the master plan.

#### The Developer

Unique among master planned communities, the ownership and development team behind Daniel Island has remained stable since early development in the 1990s. Comprised of a number of prominent individuals and entities including Frank W. Brumley and Matthew R. Sloan of The Daniel Island Company, Crow Holdings (the holding company of the Trammell Crow family), Greystar Capital Partners and J. Ronald Terwilliger (the former national managing partner of Trammell Crow Residential), the owners all share a common vision and goal of long term value creation. Day-to-day development activities on Daniel Island are being managed by the DI Development Company, one of the most experienced community development teams in the southeast.

#### Community Accolades



Daniel Island's master plan has been studied by developers and planners from around the country and recognized with some of the industry's top awards:

### **Urban Land Institute Award for Excellence**

Daniel Island was recognized with this prestigious international award as a top example of successful and creative land use and planning.

### **America's Best Suburban Smart Growth Community**

Daniel Island was recognized with this Best in American Living (BALA) award for smart growth by the National Association of Home Builders (NAHB).

### **America's Best Master-Planned Communities**

Where to Retire Magazine has selected Daniel Island for its list of America's "50 Best Master-Planned Communities" four times.

### **America's Best Golf Course Communities**

Daniel Island Park has been named among the nation's top golf communities by Travel + Leisure Golf, Luxury Golf and Travel and Golf Magazine.

### **Outstanding Project Award**

Awarded for the Daniel Island Master Plan by the South Carolina Chapter of the American Planning Association.

### **Community Design – Best of State**

Daniel Island's master plan and community design were recognized at the 2004 Southeastern Building Conference with two Aurora Awards.

### **Carnes Crossroads**



The Daniel Island Company is developing a sister community to Daniel Island in the north area of Charleston. Carnes Crossroads is a 2,300-acre master planned community located in the heart of the region's growth that is evolving as a significant residential and commercial center for Summerville and Goose Creek. The traditional residential neighborhoods, southern architecture, parks, trails and lakes at Carnes Crossroads are being carefully integrated with retail businesses, corporate offices, medical facilities, a school and church to create a small-town community where people live, work and play.



## SITE TOUR NOTES

### Living at l'On

l'On, comprised of 243 acres with more than 762 planned homes, was developed and planned through the careful study of traditional neighborhoods and vernacular architecture in neighboring areas including downtown Charleston, the Old Village of Mt. Pleasant, Beaufort, and Savannah. Tree-lined streets, miles of marshfront paths, and shady sidewalks are designed to encourage walking, bicycling, and neighborly interaction among l'On residents. Complemented by the architectural style of the homes, the parks, green spaces, and sidewalks create a sense of place and community within l'On.



#### **The l'On Code**

The l'On Code was created to provide a set of design guidelines to foster the creation of a thoughtfully designed community. The Code is intended to provide visual harmony among buildings through the use of appropriate architectural proportions, elements, and details. The l'On Design Committee reviews all construction drawings, site plans, and landscaping plans for compliance with the Code and provides guidance when necessary.

#### **The l'On Square**

Truly the heart of the neighborhood, the l'On Square offers charming shops, restaurants, and offices within a short walk or bicycle ride from every home in l'On.

#### **The l'On Assembly**

Each homeowner belongs to the l'On Assembly which governs the neighborhood's common areas. Shared maintenance costs of the Assembly include insurance and care of street landscaping.

#### **The l'On Trust**

Neighbors and friends actively support environmental, social, and cultural activities in l'On, as well as in Mt. Pleasant. By celebrating the spirit of community, the not-for-profit Trust helps to foster the social infrastructure of l'On.

#### **Recreational Facilities**

The l'On Club offers swimming, tennis, fitness, and the use of the Creek Club. Memberships are optional and are available to non-residents. Playgrounds, ball fields, marshfront paths, community docks, and a boat ramp along Hobcaw Creek are enjoyed by all and make up about 40% of the total land area in the neighborhood.





### Area Events

From world-class cultural events and professional sports to festivals of all kinds, the Charleston area offers a year-round calendar of exciting special events. Here are just a few examples:

**Southeastern Wildlife Festival** *February – Downtown Charleston*

Southeastern Wildlife Exposition (SEWE) is the largest wildlife art and nature event in the nation, attracting over 500 artists and exhibitors from around the globe who present their offerings to over 40,000 attendees.

**Charleston Wine and Food Festival** *March – Downtown Charleston*

This world-class culinary festival showcases the talents of local and nationally recognized Southern chefs in a city widely acclaimed for its Lowcountry cuisine. This annual must-attend event also features some of the country's most renowned sommeliers. Seminars, food tastings, a dine-around and culinary village are highlights of the weekend.

**Cooper River Bridge Run** *April – Mt. Pleasant to Downtown Charleston*

This popular 10K race (or 4.4-mile walk) is one of the largest in the Southeast. The race begins in Mt. Pleasant, spans the scenic Ravenel Bridge and ends in downtown Charleston.

**Volvo Car Open** *March/April – Daniel Island*

The longest running professional women's tennis tournament in the U.S., the Volvo Car Open (formerly known as the Family Circle Cup) returns to Daniel Island each year.

**Blessing of the Fleet & Seafood Festival** *April – Mt. Pleasant*

This seafood festival celebrates the historic Mt. Pleasant shrimping industry with the ceremonial Blessing of the Fleet, live entertainment, a craft show and great seafood from local restaurants.

**Spoletto Festival USA and Piccolo Spoleto** *May/June – Downtown Charleston*

Called one of the best arts festivals in the country by the *Atlanta Journal-Constitution*, this 17-day arts festival offers opera, dance, classical music, jazz, theatre and visual arts exhibitions at venues throughout the Charleston Area. Companion to the Spoleto Festival, Piccolo Spoleto showcases the best local and regional talent.

**Fall Tour of Homes and Gardens** *September/October – Downtown Charleston*

Take a stroll under the lights of Charleston's doorways during The Preservation Society of Charleston's Annual Fall Tours of Homes and Gardens.

Walking tours of private homes and gardens in Charleston's Historic District are conducted weekly on Thursday, Friday and Saturday.

**MOJA Arts Festival** *September/October – Downtown Charleston*

African-American and Caribbean culture are explored in this annual arts festival featuring theater, art, music, literature and humanities.

**Komen Lowcountry Race for the Cure** *October – Daniel Island*

This 5K race supports the Susan G. Komen Breast Cancer Foundation's mission of eradicating breast cancer through advancing research, education, screening and treatment. The race includes both a 5K Co-ed Run/Walk and a 1-Mile Family Fun Run/Walk.

**Park Day on Daniel Island** *November – Daniel Island*

Park Day is an annual event celebrating outdoor living with activities, food and events for the whole family in Children's Park on Daniel Island. Activities include live music and entertainment for kids, local seafood, arts and crafts, gardening activities and much more.

**Charleston Harbor Parade of Boats** *December – Downtown Charleston*

Get on board with a Lowcountry holiday tradition! This display of lighted and festive boats in Charleston Harbor begins along Mt. Pleasant. View the procession and fireworks along Charleston's waterfront or from your own boat.



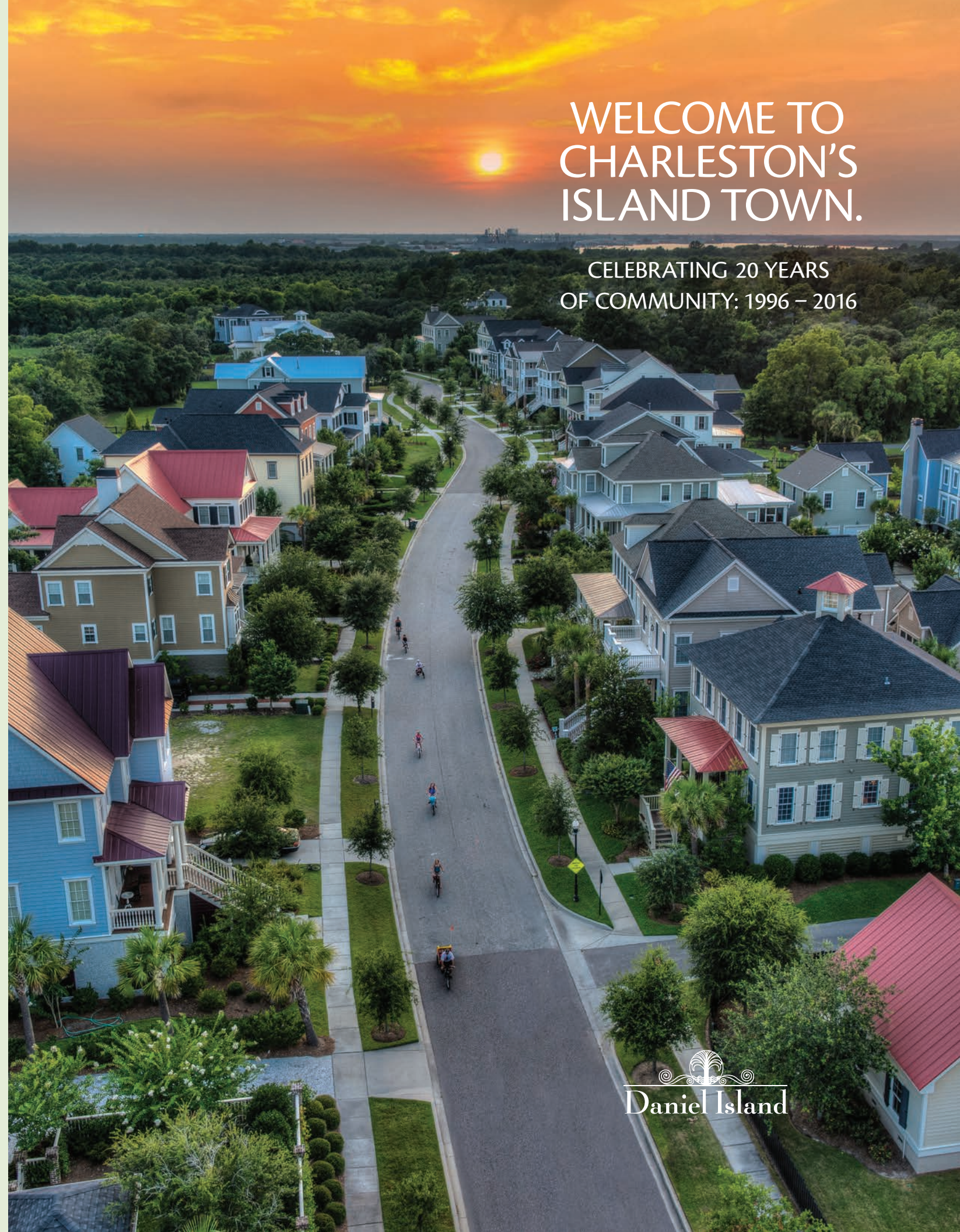
## Daniel Island Real Estate

Daniel Island is home to a diverse selection of homes, townhomes and condominiums priced from the low \$200,000s to more than \$5 million. Homesites with golf, marsh, tidal creek, deepwater and interior settings are available from the \$200,000s.

Daniel Island Real Estate is the island's definitive authority on residential property. A subsidiary of the island's master developer, we have been the market leader since development of Daniel Island began in 1996 and offer the largest inventory of island properties for sale. Our sales associates have been selling Daniel Island homes, condominiums, townhomes and homesites for twenty years – nobody knows the island better! If you're in the market for property on Daniel Island, contact us today and let us put our knowledge and expertise to work for you.



Obtain the Property Report required by Federal Law and read before signing anything. No Federal Agency has judged the merits or value, if any, of this property. This material shall not constitute a valid offer in any state where prior registration is required and registration requirements have not yet been met. NY residents: Complete Offering terms are in an offering plan available from Sponsor. File No. HO-00-0016. Equal Housing Opportunity. Access and rights to recreational amenities may be subject to fees, membership dues or limitations.



WELCOME TO  
CHARLESTON'S  
ISLAND TOWN.

CELEBRATING 20 YEARS  
OF COMMUNITY: 1996 – 2016







#### Accolades:

- *Urban Land Institute Award for Excellence* presented in recognition of Daniel Island's successful and creative planning strategies
- *America's Best Suburban Smart Growth Community* presented by the National Association of Home Builders
- *America's Best Master-Planned Communities* included on *Where to Retire* magazine's list of the Top 50 Master Planned Communities in America
- *America's Best Golf Course Communities* recognized as a top golf community by *Travel + Leisure Golf, Luxury Golf & Travel* and *GOLF MAGAZINE*
- *A Top Ten "Best New Private Golf Course"* The Rees Jones-designed Ralston Creek course was ranked by *Golf Digest* magazine
- *A "Top 50 Real Estate Course"* The Tom Fazio-designed Beresford Creek course was ranked by *Golfweek* magazine

#### Description

Daniel Island is an award-winning island town located within historic Charleston, South Carolina. Integrated with the island's natural beauty are traditional neighborhoods, community parks, bicycle and walking trails, schools and churches, retail businesses, a library, corporate offices, a private country club, two professional sports facilities and world-class recreational opportunities. Recognized with an "Award for Excellence" by the Urban Land Institute, the community is a national model for smart growth.

#### Size

4,000-acres, surrounded by 23 miles of rivers, creeks and waterways.

#### Location

Conveniently located in the center of the Charleston region, Daniel Island is just 15 miles from Charleston's historic district and 8 miles from the airport. The area's Atlantic beaches and most other popular local attractions are within a 20-minute drive. Daniel Island is directly accessible via I-526 (the Mark Clark Expressway) at Exit 24 (the Daniel Island exit).

#### Founded

Construction on the first homes on the island began in 1996.

#### History

First inhabited by a Native American tribe known as the Etiwan, the island was granted by the Lords Proprietors of England to Robert Daniell (who later became the governor of the colony of Carolina) in the late 17th century. It was eventually divided into several large plantations and used mainly for farming. The Guggenheim family of New York purchased it in 1947 for cattle ranching and use as a hunting retreat. In 1971 the land passed to the Harry Frank Guggenheim Foundation, which sponsored the creation of a master plan. The island was sold to the Daniel Island Company in 1997 and is being responsibly developed in accordance to the vision outlined in the master plan.

#### Island Ownership

Unique among master planned communities, the ownership behind Daniel Island has remained stable since early development in the 1990s. Comprised of a number of prominent individuals and entities including Frank W. Brumley and Matthew R. Sloan of The Daniel Island Company, Crow Holdings (the holding company of the Trammell Crow family), Greystar Capital Partners and J. Ronald Terwilliger (the former national managing partner of Trammell Crow Residential), the owners all share a common vision and goal of long term value creation.

#### Development Philosophy

Daniel Island is intended to be a natural extension of the City of Charleston, providing a self-sustaining regional center that offers a complete range of residential options as well as places for businesses and opportunities for recreation, shopping, dining and more. Traditional planning and design principles ensure the creation of an authentic community that fits naturally within its regional context.

#### Homes & Neighborhoods

With sidewalks, front porches, ample setbacks and community-linking bike paths, the neighborhoods of Daniel Island were designed with traditional precepts in mind. Homes, homesites, townhomes and condominiums are available at a wide range of price points. Daniel Island Park is the island's country club neighborhood, featuring the social and recreational offerings of the Daniel Island Club, including private golf courses by Tom Fazio and Rees Jones.

The island's downtown has become a popular residential choice for those seeking a more urban setting. A variety of condominium choices offer convenient proximity to shops, restaurants and recreational attractions.

#### Number of Households & Overall Population

The current breakdown of households on the island is as follows:

- 2,046 *Single-family Homes*
- 254 *Townhomes*
- 920 *Condominium Units*
- 855 *Apartment Units*

Approximately 10,000 residents currently call Daniel Island home. The island's daytime population is currently approximately 11,500, which includes residents, students, and employees of island businesses. The island will eventually be home to approximately 15,000 residents.

#### Builders

Homes on Daniel Island are built by the finest independent builders in accordance with design guidelines set by Daniel Island's Architectural Review Board. The island's Master Plan ensures that Daniel Island builders are carefully chosen for their credentials, knowledge and experience.

#### Parks & Greenspaces

Great care has been taken to preserve Daniel Island's natural environment in the form of more than 400 acres of parks and open greenspaces. Daniel Island is also home to a Riverwalk, being built in stages along the edge of the Wando River, and a nature preserve which offers a quiet refuge for native wildlife.

#### Recreational Amenities

**Daniel Island Club** – The island's private in-town country club is home to two nationally ranked golf courses. The Beresford Creek course, designed by Tom Fazio, and the Ralston Creek course, designed by Rees Jones, have both been ranked among the country's best resident courses by *Golfweek* magazine. Additional amenities for members include a golf learning center, golf clubhouse, on-site luxury accommodations for Club members and guests and the Park Club, which houses the club's swim, tennis and fitness offerings. The Daniel Island Club is the primary social and recreational amenity of Daniel Island Park, the exclusive neighborhood located on the north end of the island.

**Family Circle Tennis Center** – Featuring 17 tennis courts available to residents year-round and a stadium court that seats over 10,000 spectators, all in a waterfront park setting. The tennis center is home of the internationally televised Volvo Car Open, formerly known as the Family Circle Cup, each April. Throughout the year, it hosts a variety of outdoor cultural events and concerts by national recording acts.

**MUSC Health Stadium** – This state-of-the-art soccer stadium is the home of Charleston's professional soccer team, the Charleston Battery, and the site of a series of special events throughout the year.

**Swimming Pools** – Neighborhood pools are located in park-like settings with picnic areas, playgrounds and scenic lounging areas; The Daniel Island Club offers two resort-style pools for residents of Daniel Island Park.

**23 Miles of Rivers and Creeks** – Private and community docks and community boat ramps draw islanders to the water for boating, fishing, crabbing and other aquatic pursuits.

**Parks** – The island is home to more than 20 parks offering a wide range of recreational options, including swimming, tennis, soccer, basketball, volleyball, canoeing, kayaking and more.

**Bicycle and Walking Paths** – Over 25 miles of trails and paths connect neighborhoods, parks, the waterfront and downtown areas.

**Bellinger Island Nature Preserve** – Offering a quiet and pristine waterfront refuge from which to observe wildlife.

#### Downtown Daniel Island

Located in the center of the island and offering convenient access to all neighborhoods, the island's downtown offers a myriad of businesses and services and is home to the headquarters of some of the region's top employers.

**Retail Businesses & Services** – Currently include a Publix supermarket, several banks, gas stations, a day spa, beauty salons, boutiques, wine and gourmet shops, more than a dozen restaurants and much more. A wide array of medical offices and fitness, music and karate studios are also located in the island's downtown.

**Corporate Headquarters** – Daniel Island is home to some of the area's largest employers, including Blackbaud, Benefitfocus, the National Golf Course Owners Association and more.

**Churches** – Daniel Island is currently home to two churches: Providence Baptist Church and Church of the Holy Cross, an Episcopal Church. The Catholic Diocese of Charleston has plans to build a new Catholic church on the island in the near future.

#### Government

Daniel Island is part of two municipalities: The City of Charleston and Berkeley County. The city provides police and fire services, trash pickup, road maintenance and traffic signals. Berkeley County supplies the island's 24-hour emergency medical services. The city's fire and police departments and the county's EMS unit operate out of a City of Charleston municipal center in the center of the island's downtown.

The Daniel Island Property Owners Association is responsible for overseeing the town's common areas and facilitating communications between island residents, businesses and the developer.



#### Charleston

Consistently ranked as a top travel and relocation destination by numerous national publications, Charleston attracts visitors and residents of all ages with its coastal setting, year-round temperate climate and vast array of cultural and recreational offerings. The region is home to top medical and educational institutions, and has become a hot spot for new business investment, particularly in the areas of aviation, manufacturing, biosciences and wind energy research. Here are just a select few of the national accolades that Charleston has recently received:

- *Ranked the No. 1 City in the U.S. and Canada in Travel + Leisure's World's Best Awards (2013, 2014 & 2015) and ranked Top Destination in the World (2012).*
- *Ranked the No. 1 City in the U.S. in Condé Nast Traveler magazine's Readers' Choice Poll (2011, 2012 & 2013 & 2014) and No. 1 City in the World (2012), and No. 1 Small City in the U.S. (2015).*
- *Named the best small city for retirement in Fortune Magazine's 2013 round-up of the "Best Places to Retire Now."*
- *Named among Fodor's "Top 21" places in the world to visit (2012).*
- *Named the number one safest and culturally most fascinating U.S. city by TravelSmart magazine*
- *Named a Top American Dream Town by Outside magazine.*
- *Ranked first for "Friendliest People" by CNN and Travel + Leisure magazine poll.*

#### Weather & Climate

Charleston boasts a "temperate to semi-tropical" climate, offering year-round outdoor enjoyment for residents and visitors. On average, the region enjoys 230 days of sunshine each year and an annual growing season of 294 days.

*Average Temperatures by Month*

| MONTH           | HIGH | LOW  | MONTH            | HIGH | LOW  |
|-----------------|------|------|------------------|------|------|
| <i>January</i>  | 57.1 | 42.4 | <i>July</i>      | 88.5 | 77.0 |
| <i>February</i> | 59.8 | 44.9 | <i>August</i>    | 87.1 | 76.1 |
| <i>March</i>    | 65.8 | 51.5 | <i>September</i> | 83.0 | 72.2 |
| <i>April</i>    | 72.9 | 58.5 | <i>October</i>   | 75.1 | 61.9 |
| <i>May</i>      | 79.6 | 67.4 | <i>November</i>  | 67.6 | 53.4 |
| <i>June</i>     | 84.9 | 73.8 | <i>December</i>  | 60.0 | 45.5 |



#### Schools:

Daniel Island is home to three schools of the highest caliber, offering educational opportunities for children of all ages:

##### The Daniel Island School

This public elementary/middle school, located within walking and/or biking distance to all island neighborhoods, opened in August 2006.

##### Bishop England High School

One of the state's finest private schools, Bishop England offers an outstanding curriculum and award-winning athletics department.

##### Daniel Island Academy

A private Early Childcare Center for children age 1-4 accredited by the National Association for the Education of Young Children (NAEYC), the gold standard for child care.

The public high school serving Daniel Island students is conveniently located in nearby Hanahan. Additionally, the Charleston area is home to a diverse selection of excellent private schools.





MATHIS FERRY ROAD



LOWCOUNTRY BLVD

IONSBOROUGH STREET

SCRAMBLE

NORTH SHELMORE BOULEVARD

ION SQUARE

CIVIC LOT

ION CLUB

ROOKERY

WESTLAKE

EASTLAKE

EASTLAKE ROAD

PRESCIENT STREET

SOVELL STREET

GRACE LANE

EASTLAKE ROAD

PONSBURY ROAD

HOSPITALITY STREET

NORTH SHELMORE BOULEVARD

CIVIC LOT

SATURDAY ROAD

CREEK CLUB & BOAT RAMP

HOBCAW CREEK

SHELMORE CREEK

CV-7

CM-11

CM-12

CM-9

8-1 8-2

8-3 8-4 8-5 8-6

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## Overall figures

- 25-year build out
- 4,500 acres at intersection of I-26 and 17A
- 1st gigabit community in South Carolina – internet speeds 100 times faster than state average
- More than 50 miles of trails
- 2,000 acres of green space
- Approximately 10,000 homes
- 6 million square feet of commercial space (includes retail and high-end office space)

## New job center for the region

- First Class-A office
  - 100,000 square foot building on a 6-acre site
  - First occupants moved in March 2014
  - Currently home to WestRock and Palmetto Primary Care Physicians corporate offices
- South Carolina Research Authority (SCRA) headquarters
  - 75,000 square foot building on a 9 acre site
  - Moved-in fall 2014
- Palmetto Primary Care Physicians unveiled progressive two year plan for Palmetto Health & Wellness Campus, a wellness-based, patient-centric health approach, February 2014
- CPM Federal Credit Union to open in 2016

## Community

- Nexton Elementary School now open
- The first community park, Brown Family Park, now open
- New interchange on I-26 at Exit 197 opens 2017
- Swim Club opening March 2016

## Hospitality

- Carolina Ale House opened July 2014
- Courtyard by Marriott opened fall 2014
- Residence Inn announced January 2016 - opening summer 2017

## Homes

- Parks at Nexton, a 320-unit upscale, pedestrian-friendly apartment community, now leasing
- Collection of home builders includes John Wieland Homes, Pulte Homes and Saussy Burbank. Homes are now available

# SUMMERS CORNER™

## FACTS & FIGURES

- 6,495 acres
- Build-out over 20 years
- Variety of neighborhoods oriented around parks and gardens
- First neighborhoods will be accessible from 17A via Summers Drive
- Regional commercial and neighborhood retail planned, approximately 200,000 square feet of commercial space

### Residential neighborhoods

- Six model homes now open
- Corner House Cafe and Information Center and the Commons - a gathering place featuring outdoor markets, and demonstration gardens
- Traditional Lowcountry architectural theme
- Collection of homebuilders includes FrontDoor Communities, Sabal Homes, Eastwood Homes, and Dan Ryan Builders

### Amenities

- Extensive parks and gardens
- Regional and neighborhood trail system with birdwatching trails and look-outs
- Buffalo Lake features amenities for kayaking and picnicking
- Home to the Clemson Extension Service Master Gardener Program, Dorchester County

### Schools

- Award winning Dorchester District 2 Schools
- Sand Hill Elementary School, under construction, opening 2016
- Rollings Middle School of the Arts, under construction, opening August 2016
- Kids to go Gregg Middle School and Ashley Ridge High School
- Summers Corner Performing Arts Center, 1,200 seats, under construction, opening 2017
- Future home to Trident Technical College Campus

### Commercial

- Village retail
- Regional retail

### Business

- 1,100 acre Pine Hill Business Campus located on 17A is a South Carolina Certified Industrial site
- Home to ArborGen world headquarters





**2016 NTBA MEMBERSHIP AND 2015 ROUNDTABLE REGISTRATION**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Mobile: \_\_\_\_\_

**WELCOME! First time Roundtable attendees are not required to have an NTBA membership to attend their first Roundtable. If this is not your first Roundtable, you must become a member of the NTBA to register. Affiliate Professional memberships are subject to Board Approval.**

| 2016 NTBA MEMBERSHIP FEES<br><a href="#">Click HERE to join and pay on-line via PayPal</a>  | FEE      | AMOUNT |
|---|----------|--------|
| Town/Urban Developer – Principal or High-Level Management   | \$600.00 |        |
| Associate Membership – Partners and employees of a primary Town/Urban Developer member (please list Primary Member) or Public/Not for Profit members  | \$300.00 |        |
| Next Gen Membership – 35 Years Old or Younger   | \$300.00 |        |
| Affiliated Professional – Subject to Board Approval   | \$600.00 |        |
| <b>NTBA ROUNDTABLE FEE</b><br><a href="#">Click HERE to register and pay on-line via Pay Pal</a>  |          |        |
| <b>Roundtable + Pre-Roundtable Road Trip</b> for Town/Urban Developer:  | SOLD OUT |        |
| <b>Roundtable + Pre-Roundtable Road Trip</b> for additional partners or employees of a primary Town/Urban Developer member with full registration; non-member guest speakers who wish to attend the entire Roundtable; spouse/significant other (please indicate names):<br>_____ | SOLD OUT |        |
| <b>Roundtable ONLY</b> for Town/Urban Developer   | \$550.00 |        |
| <b>Roundtable ONLY</b> for partners and employees of a primary Town/Urban Developer member who is attending the Roundtable; non-member guest speakers who wish to attend the entire Roundtable; spouse/significant other (please indicate names):<br>_____                        | \$400.00 |        |
| <b>TOTAL DUE</b>  |          |        |