



NATIONAL
TOWN BUILDERS
ASSOCIATION

HOUSING FOR ALL: WITH A SPLASH OF RESILIENCY AND A TWIST OF NEW URBANISM



2018 NTBA Spring Roundtable
Thursday, April 19 – Sunday, April 22, 2018
New Orleans, Louisiana



“Housing for All: With a Splash of Resiliency and a Twist of New Urbanism” is the challenging (and fun) topic for the NTBA Spring Roundtable. Join thought leaders Marianne Cusato, Lew Oliver, and Prisca Weems as they talk about delivering housing for the future. What will it look like? How does it differ from present-day models? Should you be incorporating these models into your projects? What’s the best way to do that?

NTBA Board Director and planner/developer Brad Lonberger of Place Strategies is our host for the Spring Roundtable. Brad and his committee have assembled an impressive group of nationally respected presenters, interactive roundtable sessions, and walking tours of historic and newly developed prototypes that are sure to get you thinking about the future track of your development projects.

Registration is open for this members-only event. To join the NTBA, please visit [HERE](#). Members may register for the Roundtable [HERE](#).

Our sincere appreciation to the [JamesHardie](#) Company for its generous sponsorship of this event. Thank you!





THE 2017 NTBA FALL ROUNDTABLE

HOUSING FOR ALL

Thursday - Sunday, April 19-22, 2018



Magazine Street, New Orleans

Notes

NTBA membership is required to attend Roundtables with the exception of guest speakers, significant others who may attend with a current member, and students.

Roundtable registrants are invited to pre- and post-Roundtable tours of Lafayette's development initiatives, including River Ranch, on Thursday and Sunday. Following the Lafayette tour on Thursday morning, make your way to New Orleans (137 miles) to tour Jackson Barracks to see the Katrina and Carpet Cottages with Marianne Cusato and Pat Cave. Reservations are required in advance. There is no additional fee, but transportation is on your own. The NTBA reserves the right to cancel these optional tours if there is insufficient demand.

The International House is our host hotel where most of the presentations will take place. It is located at 221 Camp Street, New Orleans, LA 70130. The telephone is 504-553-9550. Transportation is not provided for this Roundtable. However, most venues are walkable from our host hotel or easily reachable via streetcar, excluding the optional Lafayette tours. Meals and refreshments are included where noted. Others are on your own.

AIA credits are offered. Attendees are responsible for signing check-in sheets in order to receive credits. Thank you to Bill Allison for his help with this initiative.

Questions? Contact Monica V. Johnson, NTBA Director, at info@ntba.net or 914-715-5576.

2018 NTBA Spring Roundtable – At a Glance

THU, APR 19	PROGRAM	LOCATION
10:00 AM	NTBA Optional Tour #1: Lafayette Downtown and River Ranch Tour RESERVATIONS REQUIRED	LPTFA, 200 W Second ST, Lafayette, LA 70501
3:00 PM	NTBA Optional Tour #2: Jackson Barracks RESERVATIONS REQUIRED, VALID ID REQUIRED	6400 N. Claiborne Ave New Orleans, LA 70117
5:00 PM	Welcome Cocktail Party and Introduction	International House 221 Camp ST, New Orleans
6:30 PM	Dinner on your own	
FRI, APR 20		
8:30 AM	A Tribute to a NTBA Champion: Jackie Benson	International House 221 Camp ST, New Orleans
9:00 AM	Resilient Neighborhoods, Developers Wanted: Prisca Weems	
10:30 AM	Housing Design Innovation: Lew Oliver	
11:30 AM	NTBA Scholarship Presentation	
12:00 PM	Hacking All the Systems: Andres Duany (Box lunch served)	
1:00 PM	Walking Tour Primer: Jonathan Tate and Ann Daigle	
1:30 PM	Walking Tour of Jonathan Tate Projects Walking Tour of Magazine Street Walking Tour of River Garden Hope VI	Streetcar to St Charles and Louisiana Ave
4:30 PM	Free Exploration and Photography Time	
6PM	Dinner on your own – partner with NTBA members	
8:30 PM	Fun night out – Bourbon Street Pub Crawl	Depart from Hotel Lobby
SAT, APR 21		
8:30 AM	Coffee and Conversation	International House 221 Camp ST, New Orleans
9:00 AM	The Home of the Future – New Models for Addressing Tomorrow's Housing Needs: Marianne Cusato	
10:30 AM	Project Tour of Hotel Project	Streetcar to Hotel Development Site: 2317 Burgundy ST, New Orleans
12:00 PM	Lunch	
1:30 PM	Flashback to 2015 Spring Roundtable in Little Rock, AR: Ward Davis and Brad Lonberger	International House 221 Camp ST, New Orleans
2:00 PM	TND Continued: Ward Davis	
3 PM	Project Critique: Members submit projects for a helpful assessment PRE-APPLICATION REQUIRED	
4:30 PM	Roundtable Panel: NTBA Member Work on Housing	
6:00 PM	Sessions End	
7:30 PM	NTBA Dinner at Calcasieu, Private Dining by Chef Donald Link www.calcasieurooms.com	930 Tchoupitoulas Street New Orleans
SUN, APR 22		
9:00 AM	Traditional Southern Breakfast and Conversation	International House, 221 Camp ST, New Orleans
9:30 AM	NTBA Meeting	
10:00 AM	NTBA Roundtable Discussion – Determine the Big Questions	
12:00 PM	It's a Wrap!	
2:00 PM	NTBA Optional Tour #3 Lafayette, LA and River Ranch	LPTFA, 200 W Second ST, Lafayette, LA 70501

Thursday, April 19, 2018

Optional

Tours: Pre- and Post-Roundtable Tours are add-ons to the Spring Roundtable. There is no charge to participate, but **RESERVATIONS AND VALID ID ARE REQUIRED**. Please email info@ntba.net and let Monica know which tour(s) you will take. Transportation is not included and ride-sharing is suggested. We reserve the right to cancel any tour should there not be sufficient interest.

10:00 AM **NTBA Optional Tour #1: Downtown Lafayette and River Ranch, Lafayette, LA / LPTFA Board Room, 200 W Second Street, Lafayette, LA 70501**

The session begins in Lafayette where we will study the downtown area and infill projects. Our hosts will cover lessons learned along the way, including failures and successes, and familiarize us with the downtown area, surrounding neighborhoods, uptown lofts, Wurst Biergarten, and more. Learn how the minimalist form-based code was developed; what role the Development & Design Center has played in fostering better development; what the impact of the Joe Minicozzi/Chuck Marohn return on infrastructure investment analysis has been; more about the Creativity Everywhere campaign; and how organizations such as the LPTFA have played an important role in the redevelopment of the core of the region. Following an introduction in the LPTFA Boardroom (they are treating us to coffee and pastries – sweet!), we will enjoy a walking tour to see first-hand the development initiatives in the heart of the city.

Next, we'll travel to River Ranch, about a 15-minute drive, where our hosts will share lessons learned about River Ranch and surrounding developments during a walking tour. Why River Ranch? You'll learn how the developers secured 50% premiums over surrounding developments; how River Ranch cleverly integrated retail into the development in spite of the city's regrettable transportation planning; and what process was used to develop the architectural style and courtyard typology that distinguish the development.

The tour of River Ranch will begin and end at Town Square. The Village of River Ranch lies to the south of the Vermilion River in the heart of southern Louisiana in the city of Lafayette, Louisiana. It is home to over 2,553 persons and over 2,000 come here to work and play every day.

The aesthetic influences found at River Ranch can be traced through the history and heritage of Louisiana. The diversity in Louisiana's culture and customs is clearly reflected in the architectural styles that flourish throughout the village. These seven major architectural influences are Caribbean, French, American Colonial, Creole, Acadian, Spanish and Neoclassical Revival. Each style has its own distinct character and personality, yet all work

together to provide variety and interest throughout the many neighborhoods. At River Ranch, we have placed greater emphasis on architectural integrity, rather than size. A small Creole cottage, when well executed, contributes as much to the streetscape as a Southern plantation home. Estate homes with carriage houses, townhouses, and condominiums all have a place within River Ranch.

Vibrant businesses link the community together and are arranged to allow for people to visit on broad sidewalks and to meet all of their needs conveniently. A mix of retail, dining, and professional services all within walking distance is a return to the traditional concept of Main Street in America. Boutique mixes with larger retail chain stores to meet the needs of today's consumer in a traditional environment. Designed by award-winning architect Steve Oubre, The Village of River Ranch is representative of the New Urbanism movement as well as the rich heritage and culture of Louisiana.

Our hosts include Kevin Blanchard, Kate Durio, Geoff Dyer, and Pat McGee. The tour ends at 12:45 p.m.

3:00 PM **NTBA Optional Tour #2: Jackson Barracks Tour to see Katrina and Carpet Cottages, New Orleans, LA**



Uber or drive to the Jackson Barracks' gate, located at 6400 N. Claiborne Ave New Orleans, LA 70117. You must have an advance reservation (contact Monica Johnson at info@NTBA.net) and a valid ID to participate. Once on base, we will meet Housing Manager Andrew Sercovich at the parking lot next to Recreation Center (see attached map). Marianne Cusato and developer Pat Cave will guide the group with a discussion and tour of the Katrina and Carpet Cottages located in Jackson Barracks.

Jackson Barracks is a Louisiana Army National Guard installation located in the Lower Ninth Ward neighborhood of New Orleans. The installation consists of approximately 100 acres and extends from the Mississippi River to approximately 1 mile north of St. Claude Avenue, between Delery Street and the St. Bernard Parish line. Hurricane Katrina severely damaged the majority of the Jackson Barracks installation. Since the hurricane, both Katrina Cottages and Carpet Cottages have been constructed at Jackson Barracks.

The Katrina Cottage design for a small, inexpensive single-family house, offered an alternative to the trailers the government provided to people left homeless by hurricanes Katrina and Rita. The Katrina Cottage includes a series of designs, developed by Marianne Cusato and a team of designers, that range from 308 sq. ft. up to 1807 sq. ft. Several of the cottages have “grow” options that allow smaller cottages to be expanded over time. In June 2006, Congress appropriated \$400 million for an alternative housing pilot project based on the Katrina Cottages. Mississippi has delivered 2800 cottages inspired by the Katrina Cottages to people that lost their homes in the storm. Louisiana has completed construction of 500 units featuring designs from the Katrina Cottage Series.



The Carpet Cottage, developed by the architects at Duany Plater-Zyberk & Co. (DPZ), takes the townhouse to higher densities, but without a second floor. DPZ has fit 14 of these small houses together into a cluster of one-story attached houses. The result is a design that could have a huge impact beyond the Gulf Coast in towns with a big need for housing but only small sites to develop and little appetite for tall buildings.

Developers can gather just five conventional lots measuring roughly 50 feet by 100 feet on a corner of a traditional city block, cut a new, L-shaped street to separate the corner from the rest of the block, and create a small block measuring just 207 feet by 87 feet. Residents can parallel park 22 cars on the streets that border the block.

These attached houses fill the lot, effectively creating a single, 14-unit building, though each house will have its own front door. Ten of the 14 cottages have two bedrooms in 890 square feet. Five of these two-bedroom units will have small private front yards. The cluster of houses also includes two smaller, one-bedroom, 682-square-foot units on the back corners of the lot and two larger homes with four bedrooms, two baths, and 1,082 square feet on the front corners of the lot.

The hard cost to construct the Carpet Cottages at Jackson Barracks was expected to average \$105 to \$110 per square foot. That’s very competitive compared to the construction costs of traditional garden apartments, especially in Louisiana, where contractors and construction materials are scarce.



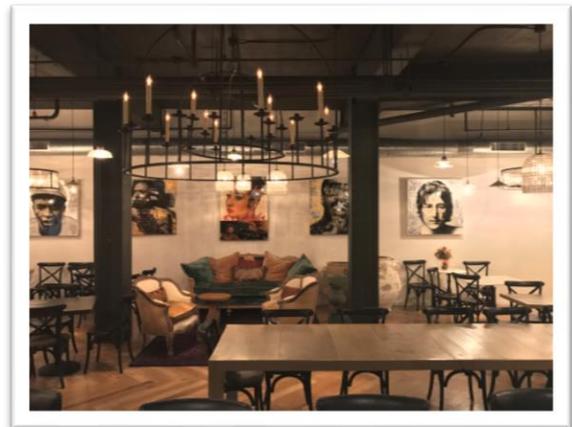
THE 2017 NTBA FALL ROUNDTABLE

HOUSING FOR ALL

Thursday - Sunday, April 19-22, 2018

5:00 PM **2018 NTBA Spring Roundtable Begins**
International House
221 Camp ST, New Orleans

The International House has reserved a future restaurant space next to the lobby just for us! Join us for our cocktail kick-off, meet your fellow attendees, and enjoy this introduction to the Roundtable. *Cash bar.*



6:30 PM **Dinner on Your Own**

New Orleans is known for its food and has many wonderful restaurants within walking distance to the hotel. Might we suggest you check out YELP reviews and make some advance reservations for yourself and a few more? Conversation over dinner is an ideal way to get to know other members and talk new urbanism!

Friday, April 20, 2018

8:30 AM A Tribute to Dear Friends / International House Meeting Room

It is with deep sorrow that we share with you the passing of our friends and new urban champions, Jackie Benson and Hank Ditmar.

Jackie Benson passed on Thursday, March 8, 2018, following a week's stay in the hospital for a sudden illness. Her children and close friends surrounded her with love and support during her hospitalization.

For those of you fortunate enough to have known Jackie, you'll remember her as a pioneer of new urbanism; someone who immediately grasped the important issues, challenges and rewards of developing walkable, sustainable places of enduring value; and who always had a warm smile and an encouraging word for those who wanted to learn more. She was a leader, a teacher, a friend, and a tireless advocate.



For those who did not know Jackie, please take a moment to thank her silently for her many contributions over the decades. Jackie was a trailblazer. She paved the way for marketing and selling new urbanism at Seaside and Rosemary Beach in the early days and never stopped. She was "green" before green became a movement. She was a match maker of people -- striving to assemble people who could work collectively to achieve great things. She was imaginative -- always thinking ahead

about how to solve a problem or stimulate thinking to achieve a better end.

New urbanism was her profession, her passion. She believed New Urbanism could deliver the structures that supported civility and connection and give people the dignity of belonging. She was a founding member of the National Town Builders Association, a former Board member of the Seaside Institute, and a valued member of CNU and CNU Atlanta where she served on CNU's 10th Congress host committee.

Jackie was warm. She was smart and funny. She was a straight shooter. And she will be missed. Dearly missed.

Our grateful thanks to Sparkfire Branding for creating this video tribute to Jackie.

Former Prince's Foundation chief Hank Dittmar dies aged 62

5 APRIL, 2018 BY KATE YOUDE

The director of Hank Dittmar Associates was a former chief executive of the Prince's Foundation for Building Community, which merged with other organisations this year to form the Prince's Foundation. During his time in charge between 2005 and 2013, he oversaw the development of its urban projects and education qualifications in areas including sustainability and heritage crafts.



Ben Bolgar, senior director at the Prince's Foundation, said Dittmar was a 'pioneer'. He added: 'As somebody who was at the forefront of the new urbanist movement, he had long been espousing the importance of a collective use of buildings rather than design of the building itself. However at the Prince's Foundation, he took this a stage further and started to focus on the value of community and its relation to public space.'

'Whilst most architects have now truly focused on the art of urbanism, the next stage is to understand the impacts of public space on social interactions.'

'Hank will be fondly remembered by all at the Prince's Foundation for his contribution to that debate.'

Dittmar provided advice to former London mayor Boris Johnson and served on the advisory panel for Terry Farrell's review of architecture and the built environment in 2013.

Peter Murray, chair of New London Architecture, said: 'Hank will be a great loss to London's intellectual discourse on the building of better cities and better places. He was a thoughtful protagonist of ideas around permanence and change in the city.'

'Although we came from opposite ends of the architectural spectrum it was always a surprise how much we agreed on the fundamental qualities of good design and good urbanism and on the work of thinkers like Christopher Alexander and Stewart Brand.'

'The understanding and acceptance in mayoral policy of ideas around liveability owe much to his gentle persuasive powers.'

Robert Adam, director of Adam Architecture, said Dittmar was not only 'a pivotal figure' in the development of the Prince's Foundation but also one of the key figures in the early days of the new urbanism movement in the United States.

Adam said: 'The new urbanism movement had a considerable impact on places like Poundbury [the Dorset town backed by Prince Charles] but I think it's more than that. It really began in the early 90s and it was really one of the founding organisations behind what I now call "contextual urbanism". Hank had a very significant part to play in that.

'When he came to the Prince's Foundation he maintained his contacts with the American new urbanists and brought them over to the UK. He effectively brought the European urbanism movement together with the American urbanism movement.'

Dittmar was chairman of the Congress for the New Urbanism between 2003 and 2008, and founding president and chief executive of Reconnecting America, a not-for-profit organisation that advises civic and community leaders on overcoming community development challenges, between 2000 and 2005.

Lynn Richards, president and chief executive of Congress for the New Urbanism, of which Dittmar was a fellow, said: 'Hank's passion and desire for urbanism were enormous. His contributions to this cause span decades, from directing the Surface Transportation Policy Project and co-founding of Reconnecting America, to leading the charge on Lean Urbanism. We lost a legend and a leader yesterday.'

Dittmar's family said he died of a heart attack in his sleep and had been undergoing drug trials for stage 4 cancer.

They said in a statement: 'Hank's love of music, literature and art filled his life with joy. He was moved to tears by beauty. Hank nurtured friendships spanning continents and decades. His positivity in the face of adversity aided his tireless work to better the world. As a father and husband his resilience and humour will always remain an inspiration.'

Among those to pay tribute on Twitter was Dave Davies, of the band The Kinks, who noted the 'sad news about my dear friend'.



9:00 AM Resilient Neighborhoods, Developers Wanted: Prisca Weems / International House Meeting Room

Communities throughout America are developing resilience strategies and plans, but these are often focused on government-controlled property which typically represents less than 20% of a community's physical assets. This creates challenges at the community level in implementing integrated infrastructure strategies and other resilience initiatives, and leaves few options for large-scale, holistic approaches to adaptation and mitigation. Projects at the block to neighborhood scales where resilience challenges can often be most cost-effectively addressed represent some of the best opportunities for innovative design and development responses, thereby positioning property owners and developers to be valuable partners to government and community. This session will explore how NTBA members can be leaders in delivering catalytic climate-responsive projects that increase the value of their properties as well as the overall resilience of a community. Building on her experience in government, philanthropy and the private sector, Prisca will share professional experiences and project examples that will unpack some of the opportunities available to visionary developers who provide a piece of the puzzle to local and regional resilience.

10:30 AM Housing Design Innovation: Lew Oliver / International House Meeting Room

A housing design innovator, with a thorough knowledge of town planning techniques, Lew has created a collection of plans, *Elements by Lew Oliver*, that make creating neighborhoods simple.

During this session, you'll learn how Lew uses lot sizes of 30'x60', 40'x80', and 50'x100', with square footages starting at 850 sf, to create plans that accommodate micro-homes, cottages, and estates. They are pre-designed for various topological conditions and accommodate both garage and open parking conditions. Many plans are predestined to attach forming townhouses.

Discover how density can be maximized and street infrastructure minimized using templated neighborhood diagrams. Sales premiums are maximized in the process—a win for the developer.

11:30 AM 2018 NTBA Spring Scholarship Presentation / International House Meeting Room

The NTBA is honored to offer two scholarships as an opportunity for recipients to experience a new place, meet leaders in the field, and adapt lessons learned into his/her own future. Congratulations to Judson University's **Eddy Kalinda**, Recipient of the 2018 NTBA Spring Roundtable Ian McGillis Scholarship; Auburn University's **Jania Washington**, recipient of the 2018 NTBA Spring Roundtable David Scheuer Scholarship; and Honorable Mention Recipient **Eddy Sutherland** from the University of Miami.



Ian Gillis



David Scheuer

The NTBA Scholarship Program was initiated in memory of David Scheuer who was a founding member of the NTBA and remained an active board member until his passing in August 2015 from ALS. David believed in the NTBA as a way to share ideas by inviting new urban real estate development professionals from across the country to come together and study existing and emerging great mixed-use town centers. David enjoyed the camaraderie of the NTBA, the exchange of lessons, and was always excited to implement ideas in his own projects. David especially believed in education

through experience and was committed to working to provide opportunities for those starting their careers to expand their horizons.

In 2017, a second scholarship was added to the program in honor of NTBA Board Member Ian Gillis who passed away in 2016. Ian enjoyed more than 35 years in the real estate industry, both in the United States and the United Kingdom, and co-founded Urban Community Partners in 2001 to focus on walkable, smart growth Traditional Neighborhood Design projects. Ian was passionate about “creating neighborhoods and communities with vision and tradition; enduring environments which will provide future generations with remarkable places in which to live.”

The recipients of the NTBA Scholarships attend an NTBA Roundtable as our guests and are recognized as the recipients of this honor during the conference.

The NTBA believes that furthering the education of the next generation of town builders in the fundamentals we all hold so dear is the best way of honoring David's and Ian's years of dedicated work. Funding for these scholarships is possible through the generous gifts from our members and friends. The NTBA thanks all of its 2018 Scholarship contributors, including Retrovest Companies, People Places, LLC, Ford Land Company, Steve Maun, Sparkfire Branding, James Anthony, Paul Ivey, and Brad Lonberger. To learn more about the NTBA Scholarship Program or to apply for a scholarship, please visit <https://ntba.net/education/scholarship/>.

12:00 PM Hacking All the Systems / Andres Duany (A box lunch will be served)

It is exceedingly difficult to provide affordable housing and very frustrating to attempt it with government subsidy. For the designer, it is painful to try to reduce the construction cost from, say, \$180/sf to \$150/sf. Yet the mobile home industry provides housing for much less than \$50/sf. Would it not be easier to increase the quality from that basis, even if the cost rises to \$80/sf?

The proposed strategy--based on the close reading of regulations; respect for the low-tech that makes the mobile home so economical, and a counterintuitive interpretation of the aesthetic that makes them undesirable—is the basis of this initiative: the Bento Cabin Company. The presentation will discuss the new codes, show an array of designs, and propose an innovative business model, all responsive to the problems and the limits of the 21st century.



1:00 PM Magazine Street Walking Tour Introduction / Ann Diagle and Jonathon Tate / International House Meeting Room, followed by a streetcar ride to St. Charles and Louisiana Ave. We will meet you there to begin the tours.

Magazine Street connects the New Orleans Crescent from one side of the historic city to the other, and illustrates perfectly the traditional rural-to-urban Transect: From its T1-T2 Mississippi River edge with port, rail yards, the Audubon Park and Zoo, it curves through T4 General Urban neighborhoods and their T5 Neighborhood Centers, conveniently ¼ mile apart, to the T6 Urban Centers of the CBD and French Quarter where it becomes Decatur St.

Historically a mixed-use streetcar corridor, Magazine St serviced the ship industry and working class of primarily Irish immigrants who settled between Tchoupitoulas Street's wharfs, warehouses and industry and the upscale shopping and living corridors of St. Charles Avenue and Prytania. Since the mid [1970's Magazine](#) has become the best local shopping and entertainment street in the City. It is primarily owned and controlled by locals, its 6 miles of edginess beloved by both tourists and locals. Adjacent neighborhoods are prime sties for creative, historic redevelopment and small scale new infill.

Our tour will focus on the Garden District to Lower Garden District area, where great examples of all types of historic housing include "missing middle" shotgun doubles, double townhouses, quads, apartment houses and mixed-use corner buildings - perfect studies for new development types. Today the Irish Channel and "LGD" are the fastest gentrifying areas in the City. The film and brewery industries have settled there along with smaller upstart businesses amid renovations and conversions of warehouses, historic orphanages and churches into boutique hotels and restaurants. We will end at the River Garden neighborhood near the intersection of Felicity Street and the Sophie Wright Triangle. RG is

one of the earliest Hope VI mixed-income, mixed-use redevelopments of a notorious housing project in the country. It is currently the only one built out with its planned retail components and anchored by the City's first Walmart.

OJT, in collaboration with Charles Rutledge, has been working on a group of speculative housing units that address topical housing issues facing most US cities today. The work specifically addresses issues of density, (relative) affordability, access and contemporary design in the historic neighborhoods of New Orleans. Jonathan Tate will introduce us to part of OJT's Starter Home* developments. For advance information, please click [here](#). The specific projects we will review include [3106 St. Thomas](#) and [St. Thomas and 9th Street](#) (right next to one another).



3106 St. Thomas ST, New Orleans

4:00 PM Free Exploration and Photography

The walking tour will end and you'll have free time to explore and take pictures. Enjoy!

6:00 PM Dinner on Your Own

So many extraordinary restaurants, so little time to sample them all! Partner up with your fellow NTBA members and enjoy the city food scene.

8:30 PM Fun Night Out – Bourbon Street Pub Crawl

Meet in the lobby of the International House to begin a night of revelry.

Saturday, October 14, 2017

8:30 AM **Coffee and Conversation**

9:00 AM **The Home of the Future: New Models for Addressing Tomorrow's Housing Needs**

Nationally renowned new urban housing expert Marianne Cusato will explore the balancing act between design, price point, and resiliency. Learn how to adapt these elements to the changes, needs, and evolving realities of home building today.



10:30 AM **Hotel Project Tour with Nathalie Jordi / 2317 Burgundy St., New Orleans, LA**

This hotel project is a transformation of four historic Catholic buildings (school, rectory, church and convent) in the Marigny neighborhood of New Orleans into a 71-room hotel and event space. Guest rooms are located in all of the buildings besides the church, whose patinaed interior is barely getting touched, and where the developers plan to host events such as weddings, film screenings, concerts, and lectures. The guest rooms run the gamut, from low-slung and cozy to soaring rooms with sleeping lofts in the former auditorium to rooms in the former attic that have skylights looking out over the city's rooftops. The rectory has small food and beverage spaces and a lushly landscaped brick courtyard.

A \$24 million mix of capital, federal, and state historic tax credits and bank loans is making the project possible. Construction is approximately 70% complete and a Fall 2018 opening is planned.

12:00 PM **Lunch on Your Own**

1:30 PM **Roundtable Flashback to Spring 2015 in Little Rock, AR**

The Educational Links Committee of NTBA is bringing back the lead host, Ward Davis, to walk through a quick update on projects that we visited while on our Spring Roundtable 2015 in Northwest Arkansas and Little Rock. Join in a quick summary of what we saw and some updates on the projects we visited, as well as some new ones that have since come along.

2:00 PM **Part 2 Continued: TND Development White Paper**

Ward Davis continues the TND Development discussion from the 2017 Fall Roundtable. Traditional neighborhood developments have created a tremendous amount of value since the launch of Seaside in 1982. However, their track record of success for developers has been far less consistent. This session is the second of a series covering lessons of traditional neighborhood development, from site selection through complete buildout and POA handover. A roundtable discussion of the ideas presented follows.

3:00 PM **NTBA Member Project Critique**

If you have a project in the planning stages, under development, or completed and you would like to present it to the members as a Project Critique, please apply, using the attached form at the end of this program. Applications should be sent to Monica V. Johnson at info@ntba.net for review with all attachments. Critiques will consist of a 15-minute presentation by the developer, along with the feedback being sought, then an additional 15 minutes of Roundtable discussion will take place. Applications must be received by April 12, 2018.

The Houses of Willow Bend, Fayetteville, AR: Presented by Rob Sharp



Willow Bend -- Rendering by Dede Christopher. Land Planning by Community by Design.

The Houses at Willow Bend is an owner-occupied, mixed income housing development located in Fayetteville's Walker Park Neighborhood. The project utilizes conventional land development lending and typical mortgage products to meet its goal of providing affordable housing that provides well-designed, energy efficient houses located in a strong neighborhood. New Urban planning principles have been used to create a convivial public realm and to maximize the yield on the site. Partners for Better Housing, a local non-profit corporation, teamed up with the City of Fayetteville to deliver the project, with the assistance of Community by Design, Anderson+Kim, Brown Design Studio, and Highstreet Real Estate & Development.

In addition to providing high quality affordable housing at this one location, the goal of the Houses at Willow Bend is to create a model for affordable housing that can be replicated in other municipalities. This presentation will walk through the development and design process and demonstrate a viable model for financing and subsidizing affordable housing at the municipal level, with no reliance upon state or national subsidies.



1920 E Abram Street MU/MI Development
Arlington, Texas | November 2017

Brown
Design
Studios

Abram Street Development, East Arlington, TX: Presented by Brad Lonberger

Located in an aging Hispanic neighborhood and within a block of the GM factory expansion, Abram Street Development is catalyzing the New York Avenue Corridor, a major strategic plan area, and will be introducing an entirely new housing type to the city. This effort is a New Market Tax Credit supported mixed-use/mixed-income development, focused on home ownership and long-term community oriented non-residential and educational spaces. This project has been planned by Gateway Planning and the architecture designed by Brown Design Studios. Brad Lonberger under Place Strategies is a managing partner for the development. This topic will explore this project type, size and infill condition as a prototype for missing-middle, for-sale housing strategies.

6:00 PM Sessions End

7:30 PM NTBA Dinner at Calcasieu, Private Dining by Chef Donald Link / 930 Tchoupitoulas Street
www.calcasieurooms.com (Included in your registration!)

James Beard Award Winning Chefs Donald Link and Stephen Stryjewski have been longtime partners in New Orleans' award-winning restaurants Cochon, New Orleans and Nashville locations of Cochon Butcher, Pêche Seafood Grill, and the private dining space—Calcasieu. Together they bring a distinctive blend of passion and culinary experience to special events.

The farm-to-table spirit they foster at their restaurants guides the menus at Calcasieu. They use locally sourced ingredients to deliver authentic flavors from Cajun country and across the South.

Conveniently located just two blocks from the Convention Center, Calcasieu offers four private dining rooms, which combine a New Orleans Warehouse feel with modern design, creating a perfect backdrop for any type of gathering. The large-scale windows, the building's masonry and heavy timber construction, and the second story vantage point make Calcasieu a perfect spot to take in the bustling Warehouse District.

Sunday, October 15, 2017

9:00 AM Full Breakfast and Conversation / International House Hotel

Come hungry as we'll have our signature send-off breakfast to start the closing sessions of our Roundtable. Please be our guests!

9:30 AM NTBA Meeting

10:00 AM NTBA Roundtable Discussion – Determine the Big Questions

What are your takeaways from this roundtable? This session will reflect on the developer's role in resiliency, thoughts on financial structures to integrating affordable housing, and any other details that you've discovered along the way.

12:00 PM It's a WRAP!

Time to go back to work and make a difference to the world we live in.

2:00 PM NTBA Optional Tour #3: Lafayette and River Ranch, Lafayette, LA / LPTFA, 200 W Second Street, Lafayette, LA 70501 (This is a repeat of Tour #1 – RESERVATIONS REQUIRED)

The session begins in Lafayette where we will study the downtown area and infill projects. Our hosts will cover lessons learned along the way, including failures and successes, and familiarize us with the downtown area, surrounding neighborhoods, uptown lofts, Wurst Biergarten, and more. Learn how the minimalist form-based code was developed; what role the Development & Design Center has played in fostering better development; what the impact of the Joe Minicozzi/Chuck Marohn return on infrastructure investment analysis has been; more about the Creativity Everywhere campaign; and how organizations such as the LPTFA have played an important role in the redevelopment of the core of the region. Following an introduction in the LPTFA Boardroom, we will enjoy a walking tour to see first-hand the development initiatives in the heart of the city.

Next, we'll travel to River Ranch, about a 15-minute drive, where our hosts will share lessons learned about River Ranch and surrounding developments during a walking tour. Why River Ranch? You'll learn how the developers secured 50% premiums over surrounding developments; how River Ranch cleverly integrated retail into the development in spite of the city's regrettable transportation planning; and what process was used to develop the architectural style and courtyard typology that distinguish the development.

Our hosts include Kevin Blanchard, Kate Durio, Geoff Dyer, and Pat McGee. The tour ends at 4:45 p.m.

ABOUT OUR HOST

Brad Lonberger, President, Place Strategies

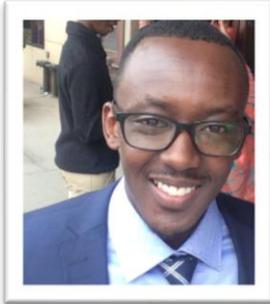


Brad's passion for affordability and resiliency in town planning began with his work on HOPE VI projects and military community plans when he worked with architecture and planning firm Torti Gallas and Partners in Los Angeles. While a Principal with Gateway Planning Group in Fort Worth, he honed his focus towards the economics of mixed-income and mixed-use development, geared towards implementation and innovative funding strategies. Brad led the Sustainable Communities Grant planning process for Central Arkansas' Jump Start initiative, aligning planning, partnerships and economics in seven communities around Little Rock.

Brad formed his new company, Place Strategies to work directly on infill, suburban, mixed-use developments as a managing partner and development services provider, while also acting as a Senior Advisor at Gateway Planning Group. His project in East Arlington, Texas is currently in the entitlement process with an anticipated construction start of late spring/early summer 2018.

Brad is on the Board of Directors for NTBA and the Community Design Center of Fort Worth. Brad studied architecture and town planning at the University of Miami, Coral Gables, Florida earning both a bachelor and master of architecture degree.

NTBA 2017 SPRING ROUNDTABLE SCHOLARSHIP RECIPIENTS



Eddy Kalinda, Judson University

Recipient of the 2018 NTBA Spring Roundtable Ian McGillis Scholarship

Born in Malaysia and raised in Lyon, France, Eddy took a technical drawing class in High school overseas before going for an architecture major here in the United States at Academy of Art in San Francisco, CA then later transferred to Judson University. According to him, the advices he received from his father about serving people while he was growing up, and the passion he had for architecture resulted in him taking a decision to pursue his education in the architecture field. In response, he works with the HABITAT FOR HUMANITY in the Elgin community, and also has been an advisor for an NGO called YOUTH INITIATIVE based in Rwanda, whereby the main purpose of the organization is to uplift the education, and lifestyle of orphans and street kids. When Eddy is not hard at work in the studio, he can be found in his room reading some books or watching TEDtalks.



Jania Washington, Auburn University

Recipient of the 2018 NTBA Spring Roundtable David Scheuer Scholarship

Born and raised in Birmingham, AL, Jania attended Ramsay High School before being accepted into the Alabama School of Math and Science. It was at this school that she discovered her passion towards focusing on disadvantaged communities. In response, she led a community service club that provided tutoring to young inner-city children in Mobile, Alabama on how to read and improve their grades. The experiences with those children translated into her school projects as extensive research and self-guided focus on city planning, social urban development, and gentrification. Some achievements awarded for this focus include 2nd place winner in the Alagasco Competition, 2nd place winner in the 2017 Barbara G. Laurie N.O.M.A. student design competition as Vice President, and various recognition from faculty at Auburn University. When Jania is not hard at work in the studio, she can be found at the dog park with her two dogs, Naveen and Juliet, or in any store practicing her other passion, extreme couponing.



Erin Sutherland, University of Miami

Honorable Mention, University of Miami

Erin Sutherland has assisted public and private sector clients with innovative solutions to a variety of urban planning and development issues, including site plan development, economic and public policy development, and high level due diligence. She has familiarity in numerous jurisdictions throughout South Florida analyzing the impact of zoning regulations on development projects, as well as a background in creative policy solutions and implementing creative placemaking-driven projects. She has been working for Akerman, LLP's Miami office as an Urban Planner for the past three years, and is pursuing a Masters in Real Estate Development and Urbanism at the University of Miami.

SPEAKER BIOGRAPHIES



Kevin Blanchard, Chief Operating Officer, Southern Lifestyle Development

Kevin Blanchard is the Chief Operating Officer for Southern Lifestyle Development, a real estate developer with projects across Louisiana. Prior to that time, Kevin was Director of Public Works and Chief Development Officer for Lafayette Consolidated Government.

Kevin graduated with a degree in journalism from LSU in 1998 and reported for the Baton Rouge Advocate from the bureau in Lafayette, covering government and politics, until 2008. In 2008, Kevin enrolled in law school at LSU, graduating cum laude in 2011. While in law school, Kevin was Editor-in-Chief of the Louisiana Law Review, a member of the Chancellor's Student Advisory Board, participated in a judicial externship with the Honorable W. Eugene Davis, U.S. 5th Circuit Court of Appeals, and was research assistant to long-time Professor Frank Maraist. Kevin also worked as a consultant in the telecommunications industry during law school.

As an attorney, Kevin practiced commercial and oil and gas law at Onebane Law Firm. Kevin has a particular interest in open meetings and public records law. He has published on that topic and testified before the State Senate Governmental Affairs Committee. Kevin is a board member of the Lafayette Young Lawyers Association and One Acadiana, and the chairman-elect of the Leadership Institute of Acadiana. He was named as one of the Top 20 Under 40 by the Lafayette Daily Advertiser and the 705, and is a graduate of Leadership Lafayette Class XXVI. He and his wife, Heather, have three children.



J. Patrick Cave

J. Patrick Cave is the managing partner of The Cypress Group. In an independent study in business school, Pat developed a view that the corporate strategy consulting firms did a poor job of measuring legislative and regulatory risk, and that the "Influence Industry," namely lobbying and public relations firms, lacked the formal business training to advise their clients well. The Cypress Group grew from that view, and today, is a strategic advisory firm that advises clients on public policy risk and opportunity.

Previously, Pat served as an Assistant Secretary (Acting) at the U.S. Treasury Department. At Treasury, Pat oversaw the Office of Financial Institutions Policy, which develops the Department's policies affecting commercial banks, investment banks, mutual funds, hedge funds, private equity funds, GSEs, CDFIs, insurance and reinsurance companies, and pension funds. Prior to his time at Treasury, Pat spent seven years working for former Chairman Richard H. Baker, of the House Financial Services Committee's Capital Markets' Subcommittee, as his senior advisor.

Pat, who hails from the state of Louisiana, holds an MBA degree from the Wharton School at the University of Pennsylvania, a BA from the University of Virginia and also studied urban design at Columbia

University. He is a passionate advocate for New Urbanism, and has developed neighborhoods, and housing for over 460 Louisiana families, in the wake of Hurricanes Katrina and Rita. Pat is married to Annah Cave and a proud father of three fun-loving children, Frances (16), Louisa (13), and Walker (12).



Marianne Cusato

Marianne Cusato is a leading expert in real estate, architecture, and urbanism trends, with a focus on demographic shifts and consumer preferences of Millennials and Boomers. As a member of the faculty at the University of Notre Dame, Cusato represents the School of Architecture in formation of the University's new Institute for Real Estate and the development of a new master's of real estate degree program.

Renowned for her work on innovative housing solutions for disaster recovery, her 308 s.f. Katrina Cottage design won the Smithsonian Institute's Cooper-Hewitt Design Museum's 2006 "People's Design Award." That same year, Congress appropriated \$400 million for an alternative emergency housing program based on Cusato's designs. She is currently working in the Florida Keys to rebuild workforce housing following Hurricane Irma.

She has been ranked the No. 4 most influential person in the home building industry by Builder Magazine, voted one of the 30 Most Influential Women in the Housing Economy by HousingWire Magazine and selected by Fortune Magazine as one of the Top Women in Real Estate.

The author of two books: *The Just Right Home: Buying, Renting, Moving...or Just Dreaming--Find Your Perfect Match!* with Daniel DiClerico (April 2013, Workman Publishing) and *Get Your House Right, Architectural Elements to Use and Avoid*, with Ben Pentreath, Richard Sammons and Leon Krier, foreword by H.R.H. The Prince of Wales (January 2008, Sterling Publishing), she has been a contributor to Fortune Magazine and currently writes a regular column and feature articles for Fine Homebuilding Magazine.

Cusato holds a Bachelor of Architecture from the University of Notre Dame School of Architecture and MBA from the University of Notre Dame's Mendoza School of Business.



Ann B. Daigle

Ann B. Daigle is an urban planning and design consultant specializing in humane approaches to community building. Her passion is the regeneration of historic neighborhoods and American towns into characteristic, healthy, beautiful and walkable places. She happily lives and works in the great City of New Orleans where she and Nathan Norris host the CityBuilding Exchange – an intense seminar of best practices dedicated to the education of community decision-makers. They recently launched the CityBuilding Express which is a multi-venue, regional tour of projects that illustrates citybuilding principles and implementation strategies in action, and shoulders the annual CNU Congress.

Ann's past posts include Program Manager for the New Orleans Culture of Building & Crafts Apprenticeship Program for the Prince's Foundation for Community Building and Urban Development Manager for the City of Ventura, CA. Post-Katrina she was Special Advisor to the Mississippi Development Authority for the Gulf Coast and worked on numerous recovery plans and implementation strategies in Louisiana. A founding partner of PlaceMakers, LLC, she initiated the SmartCode Workshops with Andrés Duany and serves on the Transect Codes Council. Ann is co-owner and managing partner of The Company Farm Pecan Grove & Market, a family farm in North Louisiana. She received degrees from Louisiana Tech University in Architecture and Interior Design and studied Communications and Social Psychology at Loyola University.



Ward Davis, High Street Real Estate & Development

Ward is a founding partner of High Street Real Estate & Development, a real estate company focused on urban and New Urban properties in vibrant, growing cities and towns, and currently serves as President of the National Town Builders Association. He formerly served as the Chief Executive Officer of The Village at Hendrix, a 1112-acre traditional neighborhood in Conway, Arkansas. Prior to that, he led the acquisitions teams for Medical Properties Trust, a public real estate investment trust (REIT), and was a corporate finance investment banker for Stephens Inc.

Ward has a BA in Economics from Davidson College, a General Course Diploma in Economics from The London School of Economics and Political Science, and an MBA from The University of Virginia.



Andres Duany

Andres Duany, architect, urban designer, planner and author, has dedicated over three decades to pioneering a vision for sustainable urban development and its implementation. He has influenced planners and designers worldwide, redirected government policies in the U.S. and abroad, and produced plans for hundreds of new and renewed communities of enduring value. Duany's leadership can be credited with the plan and code for Seaside, the first new traditional community; the Traditional Neighborhood Development (TND) zoning ordinance; the development of the SmartCode, a form-based zoning code, adopted by numerous municipalities seeking to encourage compact, mixed-use, walkable communities; the definition of the rural to urban Transect and Agrarian Urbanism; as well as inventive affordable housing designs, including Carpet Cottages and Cabanons.

Duany is the author of many essays and articles, and co-author of several books, including *Suburban Nation: the Rise of Sprawl and the Decline of the American Dream*, *The SmartCode*, *The Smarth Growth Manual*, *Garden Cities: Agricultural Urbanism*, and *The New Civic Art*.

Duany's work has been recognized with numerous awards, including the Richard Driehaus Award, the Jefferson Medal, The Vincent Scully Prize and several honorary doctorates.



Kate Durio, Assistant to the Mayor-President Joel Robideaux for CREATE (Culture, Recreation, Entertainment, Arts, Tourism, Economy), City of Lafayette, LA

Kate Durio works with the Mayor of Lafayette, Louisiana on CREATE, downtown development, transportation and public spaces. She is on several boards and also co-founded ReCover Acadiana to tackle beautification and blight projects through collaboration or rogue action. She is also a Tactical Urbanist and Creative Placemaker working in local neighborhoods. She believes we should all do what we can, where we can, starting on our own block. Kate is an award-winning investigative journalist and has worked in Portland, Oregon and Lafayette. She loves typewriters, snail mail and the public library, which is Downtown, of course.



Geoff Dyer, CEO, Downtown Development Authority, City of Lafayette, LA

On August 1 of 2013, Geoff Dyer accepted the position of Director of Design for the City of Lafayette, Louisiana Downtown Development Authority. A professional Urban Designer, Geoff was previously the Principal and Director of Design for U.S Based Placemakers LLC, and Founder and Principal of Placemakers Canada Inc. He is a regular educator, lecturer, and writer on the subject of sustainable urbanism, urban design, alternative land use regulations and development standards -- particularly form based codes and the SmartCode, and is an expert in the design of walkable, mixed use environments.

For over ten years he has run a successful Calgary-based urban design firm focused exclusively on the design and implementation of walkable, mixed-use urbanism that exemplify Smart Growth, New Urbanism, LEEDND, and the many other contemporary movements towards human scaled urbanism. To date he has completed over 100 projects in 19 U.S. States and 4 Canadian Provinces as a professional, principal urban designer. Of these projects, he has served the role as Project Principal and Lead Designer for 60 projects, and 27 of these with the additional role of Project Manager. As a partner and principle in U.S based Placemakers LLC, Geoff served as the design team lead, managing the design component and collaboratively co-authoring most of the firm's over 40 form-based codes and SmartCodes, of which over 25 have been adopted to date.

Geoff holds a Master in Environmental Design (Urban Design) from the University of Calgary, a Bachelor of Science in Design (cum laude) from Arizona State University, and received a Knight Fellowship in Community Building from the University of Miami. He is an accredited member of the Congress for the New Urbanism (CNU-A: A Designation earning one LEEDND point), a member of the New Urban Guild, served as a jury member for the 2008 CNU Charter Award chaired by Andrés Duany, and has received several awards. Geoff is a dual citizen of the United States and Canada.

Today he fills the unique position as the CEO and Director of Design for the City of Lafayette, Louisiana Downtown Development Authority where he has turned his attention toward building an innovative national model for implementing and building an ambitious downtown redevelopment plan.



Nathalie Jordi

Nathalie Jordi is co-developing a 71-room hotel and event space in the Marigny in a former Catholic school, rectory, church and convent. Previously, she was a cofounder of people’s pops, an ice pop manufacturer and retailer in New York City, as well as a travel journalist, bicycle guide, and cheesemonger.



Pat McGee, Chairman, Lafayette Public Trust Financing Authority

Patrick “Pat” Magee was elected LPTFA Chairman in February of 2017 and has served on the board of trustees since 2014. Pat holds a J.D. from Southern University Law Center and is a practicing attorney in Lafayette with Voorhies & Labbé. An active member of the community, Pat is a member of Lafayette Volunteer Lawyers, a member of the Southern University Board of Supervisors, and a board member of the Lafayette Parish Bar Association.

Pat and his wife, Robin, reside in Lafayette with their four children.



Lew Oliver

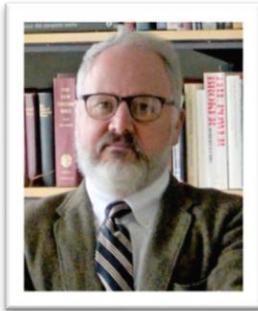
Lew is Atlanta-based urbanist, master planner, and designer with more than a decade of experience in advancing New Urbanism and residential design. He is celebrated for extraordinary attention paid to form, detail and proportion, making for beautiful, innovative designs.

Oliver, Principal of Lew Oliver Inc., is a preferred design consultant of renowned Duany Plater-Zyberk, having undertaken over 40 charrettes internationally. He was instrumental in the design and development of Downtown Woodstock, Southlands BC, Vickery, Rosemary Beach FL, Celebration FL, Serenbe, Lost Rabbit MS, Village at Hendrix AK, and more.

Oliver has also curated a versatile, but exclusive, design collection comprised of highly marketable plans with stylish, timeless exteriors. Most recent displays of his work can be found at Pinewood Forest in Fayetteville and Hartness in Greenville.

Oliver designs with each community’s values, local vernacular, and climate in mind.

Awards for his work include Atlanta Magazine's Atlanta Groundbreakers of 2017, Coastal Living's Ultimate Designer Beach House at Rosemary Beach, Southern Living's Inspiration House at Cedar Bluff, Congress for the New Urbanism Charter Awards, Best in American Living (BALA) Awards, Greater Atlanta Home Builders Association Awards, and more.



Robert Sharp

Robert Sharp is an architect and developer that works in his hometown of Fayetteville, Arkansas. His design ethic is deeply rooted in the history, patterns, and construction methods of the Ozark region. Over the years, he has developed expertise in designing mixed-use buildings and has deep experience in adaptive re-use and historic restoration. Robert also specializes in two- and three-story courtyard apartment buildings in urban settings. In addition to deep experience with Multi-Family Housing and Courtyard Apartment Buildings, he has extensive experience in designing single family housing at every scale,

including cottages, townhouses, and large estates.

Robert Sharp is active in the community and serves on the board of Partners for Better Housing, a local non-profit that is dedicated to providing efficient and dignified housing in Fayetteville's Walker Park Neighborhood. He is also active in the Congress for New Urbanism (CNU) and is a member of the New Urban Guild. Robert has experience working with leading New Urban firms such as Duany Plater- Zyberk, Dover Kohl and Partners, and Michael Watkins, Architect. Robert has been on the design team for Traditional Neighborhoods in Arkansas, Oklahoma, and North Carolina.



Jonathan Tate

Jonathan Tate is principal of OJT (Office of Jonathan Tate), an architecture and urban design practice in New Orleans. The office engages in numerous design-related activities, including applied research, opportunistic planning, strategic development and conventional architectural practice. He is a graduate of Auburn University, where he was a multi-year participant at the Rural Studio, and Harvard University Graduate School of Design. Tate, and the practice, have been recognized as part of the 2017 Emerging Voices by the Architectural League of New York.



Patricia Weems

Prisca Weems has spent the last 20 years in the Sustainable Development sector. As the Founding Principal of FutureProof, she supports developers, government, citizens, and other visionaries in evolving thinking and growing game-changing strategies. FutureProof is a nationally recognized interdisciplinary firm which provides resilience planning, technical consulting, and sustainability master planning. Often working as an Owner's or Project Representative, Prisca helps attract resources and build enduring relationships that support the long-term success of visionary projects.

Thank you to all of our wonderful location hosts, speakers, and our sponsor,
JamesHardie.





**NTBA MEMBERSHIP DUES
AND 2018 FALL ROUNDTABLE FEES**

2018 NTBA MEMBERSHIP FEES	MEMBERSHIP DUES	FIRST TIME MEMBER
Town/Urban Developer – Principal or High-Level Management	\$600	\$400
Associate Membership – Partners and employees of a primary Town/Urban Developer or Affiliated Professional member (please list Primary Member)	\$400	\$300
Next Gen Membership – 35 Years Old or Younger	\$400	\$300
Affiliated Professional – Subject to Board Approval	\$600	\$400
Not for Profit Membership	\$400	\$300
NTBA ROUNDTABLE REGISTRATION (PLEASE NOTE THIS IS A MEMBER ONLY EVENT)	MEMBER REGISTRATION	ADDITIONAL PERSON
Full Roundtable Registration <ul style="list-style-type: none"> • The first person in a single organization must pay the full member registration. Additional partners and employees of a fully registered primary member or the spouse/significant other of a fully registered primary member may pay the additional person fee. 	\$625.00	\$525
Additional Roundtable Registrations <ul style="list-style-type: none"> • Guest speakers or significant others who want to attend the full Roundtable 	\$525	
Students in an affiliated line of study	\$300	