

SPRING ROUNDTABLE; JUNE 10-13TH

PLACE, RACE & COMMUNITY

NATIONAL TOWN BUILDERS'
ASSOCIATION

NTBA

NATIONAL
TOWN BUILDERS
ASSOCIATION



LOCATION

Durham-Chapel Hill, NC

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Our Mission

We are town builders learning from one another

The National Town Builders' Association was organized to serve builders and developers throughout the nation in an effort to build the very best traditional neighborhoods and town centers.

Special Thanks



VINYL SIDING INSTITUTE



21C MUSEUM HOTEL

Schedule of Events

Thursday, June 10th Pre-Roundtable (Optional)

Coffee & Pastries @ Butner	8:00 - 8:30	Transport available - RSVP w Mary
Mini Charette Roundtable	8:30 - 1:30	Michael Cirrelo
A Collaborative Workshop in Real-Time		Lunch provided @ Butner
Transportation back to the hotel	1:30 - 2:00	

Thursday, June 10th Roundtable Day 1 @21C

Welcome: History of Durham	3:00 - 3:20	Grant Humphreys; Bob Chapman
Scholarship Presentations	3:20- 4:00	
<i>Recipients: Trent Michaels and Jason Choi</i>		
Session 1: EastPoint in OKC	4:00 - 5:00	Jonathan Dodson; Jabee Williams; Cordell Love
Welcome Cocktail Event	5:00 - 6:30	@ Unscripted Hotel
Duke University Optional Dinner & Tour	7:00 - 8:30	Transport on your own to Duke.
Or dinner on your own		Tour by Bob Chapman

Friday, June 12th Roundtable Day 2

Coffee & Conversation	7:30 - 8:15	Coffee & Pastries; @ 21C
Bus departs for Chapel Hill	8:15	
Session 2: Vinyl Institute	9:00 - 10:00	Fernando Pages; @ the Lumina Theater
Session 3: Southern Village	10:45 - 11:45	D.R. Bryan; @ the Lumina Theater
Lunch	12:00 - 1:00	Market & Moss Restaurant
Tour 1: Southern Village	1:15 - 2:30	D.R. Bryan @ Southern Village
<i>walking tour</i>		
Transportation to ATC	2:45	
Session 4: ATC Development Story	3:30 - 5:30	Michael Goodman; @ ATC Powerplant
Evening with Durham Developers	5:30	@ Boricua Soul; Appetizers on NTBA

Schedule of Events

Saturday, June 12th

Roundtable Day 3

Coffee & Conversation	7:30 - 8:15	Coffee & Pastries; @ 21C
Transportation to 751	8:30	
Tour 2: 751 South	9:00 - 10:30	Tony Sease
Transportation to Trotter	10:30	
Session 5: What is Place?	11:00 - 12:00	Korkut Onaran
Lunch	12:30 - 1:30	on your own
Session 6: Equity Discussion	1:30 - 2:30	Buster Black; @ Trotter
Session 7: Rent to Own	2:45 - 3:45	Lou Marquet & Aaron Lubeck
Transportation to Golden Belt	3:45	
Tour 3: Golden Belt	4:15 - 5:30	Justin Sacco & Team
Transportation to hotel	5:30	
NTBA Dinner Party	7:30	@ The Pit

Sunday, June 13th

Roundtable Day 4

Breakfast	8:00 - 9:30	@ Beyu Coffee on Main
Session 8: Zoning Reform	10:00 - 11:00	Aaron Lubeck; @ Trotter
Session 9: Roundtable	11:00 - 12:00	Grant Humphreys; @ Trotter
Adjourn	12:00	

If you would like to continue increasing your knowledge about neighborhood planning and development, we recommend exploring some of the books, videos, and organizations listed on our website at:

ntba.net/education/industry-resources/

Roundtable Speakers



JUSTIN SACCO

PORTFOLIO ASSET MANAGER FOR LRC PROPERTIES

With over 15 years of experience in commercial real estate, Justin places a strong emphasis on providing class A service to our tenants while delivering results for our investors. As the sole LRC representative in the Triangle, Justin's role touches on leasing, construction, operations, and community relations. He has been part of the team at Golden Belt Campus since 2017 and oversaw the historic tax credit restoration of the 120-year-old textile Mill.



JABEE WILLIAMS

EDUCATOR AND COMMUNITY ACTIVIST

Emmy Award winning rapper from Oklahoma City whose music, according to Chuck D. from Public Enemy, "has the potential to change the world." He partnered with OK Council on Economic Education, and Citizens Bank to create "Money Moves" a financial Literacy program students. Jabee is an Adjunct professor at ACM at UCO teaching college Hip Hop Studies. He sits on several boards, including the NE OKC Renaissance, OKC Philharmonic Associate Board, and the The Clara Luper Legacy Committee. Jabee is also a Mayor appointed Okc Arts Commissioner.



D.R. BRYAN

DEVELOPER, SOUTHERN VILLAGE

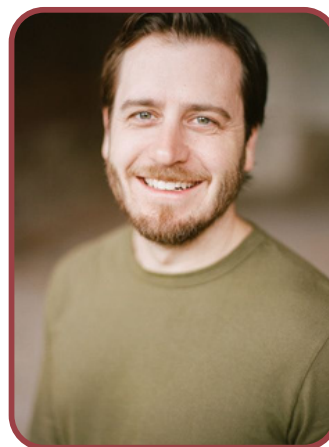
D.R. Bryan began his real estate career in 1977 and founded Bryan Properties, Inc. in 1984. He is a graduate of East Carolina University and Wake Forest University School of Law. BPI has developed numerous neighborhoods, including Southern Village in Chapel Hill, Sunset Oaks and Sunset Ridge in Holly Springs, Glen Laurel in Clayton and Skybrook in Huntersville. The company was named developer of the year in the Research Triangle area (1994 and 1999) and in the Charlotte area (2002).

Roundtable Speakers

JONATHAN DODSON

MANAGING PARTNER AT PIVOT PROJECT

Jonathan Dodson is a former banker turned Oklahoma City developer with a focus on urban infill development and adaptive reuse. One of the initial members of the Urban Land Institute of Oklahoma, Dodson co-founded Pivot Project with developers Ben Sellers and David Wanzer. Pivot is a small development and property management company that focuses on urban infill projects. In 2017, Dodson led Pivot in partnership with other stakeholders to embark on the first development on the NE side of OKC in 35 plus years.



KORKUT ONARAN PHD

PRINCIPAL, PEL-ONA ARCHITECTS AND URBANISTS

Korkut Onaran also teaches as an adjunct faculty, in the College of Architecture and Planning, University of Colorado at Denver. Recently he has published the book titled *Crafting form-based codes: Resilient design, policy and regulation*. Korkut has extensive experience in designing and managing mixed use projects, preparing master plans, and crafting development codes. He is an expert on community character and architecture of traditional neighborhoods. He coauthored the book *Architectural design for traditional neighborhoods*, published by VSI, in June 2019.



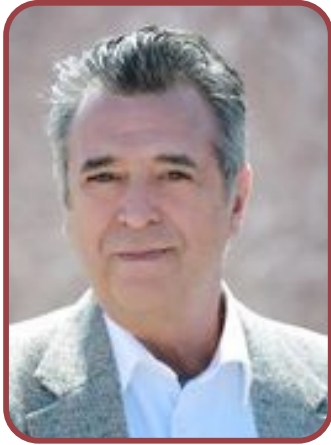
AARON LUBECK

PROFESSOR, AUTHOR, BUILDER, & DEVELOPER

Author of *Green Restorations: Sustainable Building and Historic Homes*, and adjunct professor at Duke University's Nicholas School, Aaron developed Durham's first net-zero-energy home, an infill project designed to fit seamlessly in its historic neighborhood. Aaron's more recent work focuses on zoning changes to facilitate the reconstruction of affordable housing markets, including local efforts to create Missing Middle codes and recently served as faculty with Incremental Development Alliance in West Atlanta.



Roundtable Speakers



FERNANDO PAGES

BUILDER, CONSULTANT & AUTHOR

Over a 30-career in construction, Fernando is a dedicated proponent of building innovation in low cost housing. Fernando authored “Building the Affordable House: Trade Secrets for High-Value, Low-Cost Construction” and “The Affordable Remodel. Pages’ homes have appeared on HGTV, and is currently working with Andrés Duany on the design and fabrication of a new generation of manufactured housing. Fernando has a master’s degree in green building, is an ICC certified Residential Building Inspector, and a Florida property insurance adjuster.



GRANT HUMPHREYS

PRESIDENT, HUMPHREYS CAPITAL

He brings 22 years of experience in real estate investing and development. In 2000, he formed a company which owned the largest self-storage portfolio in the state. In 2006, he developed “Block 42”, a luxury condo project in downtown Oklahoma City. Since 2008, Grant has worked to develop Carlton Landing, a 1,900-acre resort community on Lake Eufaula. As Town Founder, Grant directs the long-term strategy for land development and home building.



TONY SEASE

CIVIL ENGINEER, ARCHITECT, PLANNER

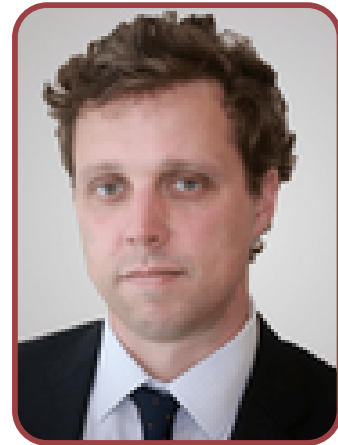
Tony Sease co-founded Civitech in 1999 while working as Director of Engineering for DPZco. Tony advises municipalities, universities, neighborhood foundations, and private developers in master planning, urban design, and project implementation. Tony has degrees from Duke University, Virginia Tech and UNC-Chapel Hill. He has taught regularly since 2004 at UNC-Chapel Hill and Duke’s Nicholas School of the Environment, where he is an Adjunct Assistant Professor.

Roundtable Speakers

BUSTER BLACK

MANAGING DIRECTOR, AIG GLOBAL REAL ESTATE

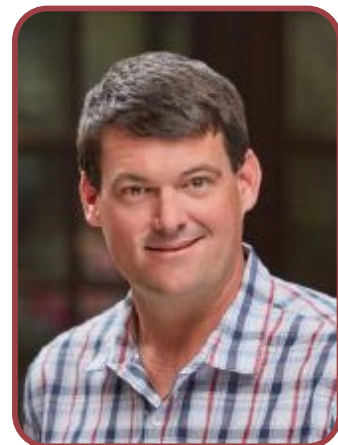
Managing Director at AIG Global Real Estate, an equity investment manager of AIG, its insurance companies, and third-party limited partners with over \$12B of assets under management. Buster sources opportunities to invest in acquisition and development deals throughout the Southeast with a primary focus on office, industrial, retail and multi-family asset classes. Prior to joining AIGGRE in 2007, Buster worked at Forest City Ratner where he underwrote office, retail, and multi-family development deals for the New York City-based developer.



MICHAEL GOODMAN

SVP FOR CAPITOL BROADCASTING COMPANY

Michael leads both the real estate and baseball divisions of CBC. Real estate developments and holdings include both urban and rural mixed-use developments with the American Tobacco Historic District in Durham, NC, and Rocky Mount Mills in Rocky Mount, NC. Michael is a passionate advocate for the Durham and Triangle communities and serves on several boards to encourage growth, entrepreneurship, and community development. He was also recently named as chair by Governor Roy Cooper of the Governor's Entrepreneurial Council for North Carolina.





Fort Worth, Texas

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November 3rd - 7th

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Follow us for more
information and
updates

There are three pivotal elements to successfully implementing successful places in today's world. Between private, public, and non-profit relationships, the City of Fort Worth sets the stage to highlight the trials and successes of these relationships.

For over two decades, Fort Worth has been a leader in implementing form-based codes and design districts in Texas.

Its development community has loved and hated the system that is now bringing about the most active and most profitable locations in the City. The Fall Roundtable will explore how administrators, designers and builders have overcome obstacles, created a platform for communication, and find that they are still learning what not to do, even today

NOTES:

Wednesday, Mini Charette: Butner

Session notes:

We will explore this 7000 person satellite-town of Durham, located on the northern tip of highly-regulated Falls Lake. Butner is located about 15 minutes from Research Triangle Park and downtown Durham. It is located adjacent to the Treyburn Business Park. It is a town with infinite outdoor opportunities and is rapidly becoming an attractive alternative to core Triangle cities. Remarkably, the center of the city has a roughly 300 acre mostly undeveloped core, approximately the size of one of Savannah's Historic Districts. The fast-growing area lacks any urbanism or place, and Mike Ciriello, the planning director (a landscape architect by trade) seeks our assistance in development design principles and programming that can help chart the course for the town's future.

The Town seeks your guidance and vision. This is a town center for a town that's been around since World War 2 and was at one time home to over 50,000 people. The Town is something of a shell, the relatively bare (but really good) bones, of a place.

We hope the effort yields:

- 1.) A program and vision to redevelop the 57-acre John Umstead Hospital site
- 2.) A program and vision for a town center that would stretch from the Umstead site and Town Hall out along Central Avenue to a "Railroad District" and "Gateway" site and I-85
- 3.) How to transition from a commercial corridor-center like Central to the residential areas on either side of it

The discourse will be partly on design, and partly on what is needed for Butner to attract great development and developers to its city.

Your notes:

NOTES:

Thursday, Session One - EastPoint: Dodson, Williams, Love

Session notes:

The EastPoint (correct no space with Capital P) Project on the northeast side of Oklahoma City is a reimagined outdoor mall given new life by the collaboration between the architects at Gardner, the developers at the Pivot Project, and the City of Oklahoma City. The east side of OKC has seen a lack of investment as a result of redlining and segregation that dates as far back as 1915. EastPoint aims to be a catalyst to encourage public and private developers to invest in the east side, to inspire the community to envision what the neighborhood could become by rebuilding, rehabilitating, and infilling empty lots. As a product of the partnership between Gardner, Pivot Project, the City of OKC, and the community of the east side, EastPoint hopes to be the first of many new developments where ownership is a part of the leasing agreement, so that eastside business owners have the opportunity to hold equity in the real estate to which they help to give value.

The presentation will involve what kinds of headwinds they faced when developing in a different part of town. Traditional banks were apprehensive and the community was wary of change. They have done a grassroots revitalization of the area.

Your notes:

NOTES:

Friday, Session Two - Vinyl Institute: Pages

Session notes:

A tour-de-force of techniques required to develop more affordable traditional neighborhoods delivered by the man who wrote the book on low-cost construction.

Topics include:

What does market-rate affordable housing mean in North Carolina

Why is affordable housing difficult to achieve

What must you do to reduce the cost of construction

How can you maintain community standards while lowering the cost of construction

Your notes:

[illegible]

NOTES:

Friday, Session Four - ATC Development Story: Goodman

Session notes:

From Tobacco warehouses to a thriving live/work district, The American Tobacco Historic District is a historic tobacco factory complex and national historic district located in Durham, Durham County, North Carolina. The district encompasses 14 contributing buildings and three contributing structures built by the American Tobacco Company and its predecessors and successors from 1874 to the 1950s.

Working together, local government and private sector leaders re-made the former American Tobacco factory, developed the Durham Bulls Athletic Park and opened the stunning Durham Performing Arts Center (all located on the campus), rejuvenating this unique city and setting a new live-work-play standard.

Your notes:

NOTES:

Saturday, Session Five - What is Place?: Korkut

Session notes:

The presentation starts with a brief discussion of how the term “place” is defined by various worldviews. It briefly reviews how it became a part of the discourse within the city halls and how “collective place attachment” became a legitimate legal basis for preservation in the U.S.

Then, it focuses on ways of making place other than physical transformation: naming, storytelling, rituals, and events. The presentation concludes with a few questions regarding the concept of “associational dissonance” and leaves the audience with a few questions: Whose stories? Whose branding? Whose power?

Your notes:

NOTES:

Saturday, Session Six - Equity Discussion: Black

Session notes:

Placement of equity for big projects – how do you select? What are you looking for?

How has 2020 impacted you and what changes have taken place as a result?

What are the trends in Equity markets now?

Your notes:

NOTES:

Saturday, Session Seven - Rent to Own: Lubeck

Session notes:

Most major multifamily nationals are starting "hamlet" divisions, much closer to TBD Town building than Texas Donut development. Putting aside the cost of building materials and supply chain issues let's discuss building to rent instead of building for sale. Most of us know about the large sums of money being invested in single-family homes for rent. While whole new neighborhoods of homes are being built for rent, not for sale it raises the question for NTBA members should some of us be considering this option in our communities. Is the movement from nationals a complement to our work and an opportunity, or is it a threat? Let's discuss.

Your notes:

[illegible]

NOTES:

Saturday, Session Eight - Rent to Own: Lubeck

Session notes:

To increase the likelihood that the market can produce lower-cost housing types, it is important to make them allowable as of right in all locations and neighborhoods.

To illustrate Aaron will summarize NC SB349 – a wide-sweeping state preemption bill to increase housing opportunities. He will discuss how this bill affects members of the NTBA and new urbanism.

Your notes:
