

2022 SPRING ROUNDTABLE

NTBA

FROM ANNAPOLIS
TO AMAZON

MAY 12-15 2022

ALEXANDRIA, VA



WASHINGTON

D.C.

**is a vibrant,
diverse, and
exciting city.**

**It is an epicenter of rapid growth,
and the city and region together
boast a collection of walkable
urban places that span from early
U.S. History to the most cutting
edge in development.**

**This NTBA Roundtable will both
broadly skim the surface of the
what the region has to offer, as
well as dive deep into several
of the regions most unique and
special places.**



Your hosts: MIKE WATKINS (L) AND LOU MARQUET (R)

2022

NTBA

**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. As a peer to-peer organization, The NTBA provides an unequalled opportunity to share information and insight with the nation's premier Town Builders.

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ALEXANDRIA, VA

2022 SPRING ROUNDTABLE

SCHEDULE



Thursday May 12

ROUNDTABLE DAY 1

8:00 AM	Transportation to Annapolis, MD	
9:15 AM	Pre Tour 1: Walking History Tour of Annapolis	John Tower and Tim Leahy
11:45 AM	Lunch	Box Lunch provided to eat on bus
12:30 PM	Depart Annapolis for Greenbelt, MD	
1:15 PM	Pre Tour 2 : Walking History Tour of Greenbelt	Mike Watkins and Company
2:30 PM	Depart Greenbelt for Hotel	
3:30 PM	Welcome	Lou Marquet and Mike Watkins
3:45 PM	Scholarship Presentation	Presentations to awardees and their presentations
4:10 PM	Session 1: Urban Design DC	Andrew Trueblood
5:30 PM	Session 2: Enginuity	Jim Warren
6:00 PM	Welcome Cocktail Event	Visit Enginuity Truck during Cocktail event
7:30 PM	Dinner–On Your Own	

Friday May 13

ROUNDTABLE DAY 2

7:30 AM	Coffee and Conversation	Coffee and Light Breakfast
8:30 AM	Session 3: AARP Update on Initiatives That Interest the NTBA	Danielle Arigoni
9:30 AM	Bus to Amazon Arlington VA	
10:00 AM	Session 4: Past, Present, Future of National Landing	Evan Regan–Levine and Edward Chaqlassian
11:30 AM	Bus to the Wharf, Washington DC	
12:00 PM	Lunch	Box Lunches provided at the Wharf
12:30 PM	Session 5: Presentation – History, Development and Lessons Learned	Matthew Steenhoek Tony Albanese Dan McCahan Hilary Kinder Bertsch
2:00 PM	Tour 3: Walking Tour of The Wharf	Leaders Above
3:30 PM	Session 6: Experience Talks	Bob Chapman, Steve Maun, Bob Turner
5:00 PM	Dinner Reservations Made	
9:00 PM	Transportation on your own back to Alexandria	

Saturday May 14

ROUNDTABLE DAY 3

7:30 AM	Coffee and Conversation	Coffee and Light Breakfast
8:30 AM	Session 7: Vinyl Siding Institute	Fernando Pages
9:30 AM	Session 8: Overview of Kentlands	Mike Watkins
9:45 AM	Session 9: Developer EYA “Life Within Walking Distance”	Overview of firm & projects
10:45 AM	Break	
11:00 AM	Tour 4: EYA	Bus or Walking Tour, TBD w EYA
11:45 AM	Bus to Kentlands via George Washington Parkway Transect Discussion	Mike Watkins while on Bus
12:30 PM	Bus Tour of Kentlands	Walking Tour
1:00 PM	Lunch on your own	Lunch on your own various restaurants
2:30 PM	Tour 5: Walking Tour Kentlands	Walking Tour
4:30 PM	Bus to Hotel	
7:00 PM	Dinner and Cocktails at Atheneum	

Sunday May 15

ROUNDTABLE DAY 4

8:00 AM	Coffee and Conversation	Big Breakfast
9:00 AM	Session 10: Retail Related Needs of the NTBA Members	Kathleen Norris and Others
10:00 AM	Session 11: What do I see	Robert Orr
10:30 AM	RoundTable	General Discussion–ALL
12:00 PM	Adjourn	

SESSION 1

Urban Design DC

With Andrew Trueblood

Join Andrew Trueblood, the DC Director of Planning between 2018 and 2021 as he shares his experiences updating the DC Comprehensive Plan to address critical issues around housing, equity, resilience, and COVID-19 recovery. He will discuss how important changes were made to allow DC to better meet its housing needs, including reaching Mayor Bowser’s ambitious goals for 36,000 new housing units between 2018 and 2025, 12,000 of which will be affordable. It also includes efforts to ensure affordable housing options are available in all parts of the city, including higher-cost and traditionally exclusionary neighborhoods. He will discuss DC’s experience with the COVID-19 emergency created lasting changes to how we experience the city and how the District is working to adapt, whether through continued streateries or rethinking its downtown. You can learn more about Andrew’s work and background at www.trueblood.city.



About Andrew

Andrew is a housing, economic development, and land use professional. Between 2018 and 2021, Andrew served as the Director of the DC Office of Planning (DCOP). He shepherded the update of the Comprehensive Plan and led DCOP’s support of Mayor Bowser’s housing efforts. This included a goal of 36,000 new units by 2025, with 12,000 affordable units and area-level affordable housing targets with the goal of achieving a more equitable distribution of affordable housing. Prior to joining OP, Andrew was the Chief of Staff at DC’s Office of the Deputy Mayor for Planning and Economic Development where he supported economic development policy and projects and created the Economic Intelligence program to improve the agency’s data and analysis capacity and provide more open and accessible data and analysis. Andrew also helped start up the Consumer Financial Protection Bureau and worked at Treasury’s Community Development Financial Institution Fund. Prior to his federal government service, Andrew worked on redevelopment planning and finance for the DC Housing Authority. Andrew holds a Masters in City Planning from MIT and a B.A. from Princeton’s School of Public and International Affairs. Andrew is a senior advisor at America Achieves, a nonresident fellow at the Urban Institute, and a visiting faculty member at Georgetown University.

SESSION 2

Enginuity

With James Warren

An Enginuity Systems engine replaces both your gas hot water heater and lowers your power bill. Enginuity’s architecture is almost infinitely scalable and can be configured from 250 cc to 6 liters. For specific applications, customers can request it be produced in various cylinder counts depending on packaging requirements. In addition, Enginuity engines are mirror-balanced, allowing them to operate with near-zero vibration across all RPM ranges. But most importantly, Enginuity engines cut particulate emissions by 30% when compared to conventional engines, making us truly green technology. Enginuity Power Systems maximizes power output and efficiency while minimizing weight. Our solutions are scalable, integrative power systems designed for multipurpose use at home and in the field. From man-portable, private generation appliances, independent generation systems, mobility systems, to micro-grid: Enginuity is for today.



James Warren

Co-Founder,
Chief Technology Officer,
and Inventor from
Enginuity Power Systems

AARP Update on Initiatives that Interest the NTBA

With Danielle Arigoni

America is approaching a tipping point, in which we will (in the year 2034) be comprised of more older adults than children – for the first time ever. That requires a new assessment of how our communities are faring today to create the kinds of places that will be needed tomorrow: places with diverse housing options, a robust array of transportation choices, and safe and inclusive public spaces. AARP’s Livable Communities effort seeks to both educate and empower local leaders in every state and hundreds of communities with the tools and insights to deliver a more age-friendly future, as well advocate at the federal, state, and local level to create a more supportive policy framework that creates places that work better for people of all ages and abilities.



About Danielle

Danielle Arigoni is Director of Livable Communities for AARP Government Affairs, where she coordinates efforts in federal, state and local advocacy pertaining to housing, transportation, utilities, broadband, and more for AARP's 53 state offices. Prior to her role in Government Affairs, Danielle led AARP's programmatic efforts to promote livable communities, during which time she expanded membership in the flagship AARP Network of Age-Friendly States and Communities program nearly five-fold, to more than 500 communities and eight states. She led the design and implementation of several new technical assistance programs, and the production of more than a dozen influencer-facing publications on housing, transportation, zoning, and public spaces. And she led the design and implementation of five national workshops, launch of a searchable Livable Map, and production of a biweekly newsletter that now reaches more than 110,000 practitioners.

Danielle is an urban planner by education, and has more than 20 years of professional experience contributing to more sustainable and resilient federal, state and local policy, including prior leadership positions at USEPA and HUD. She also serves as a Board Member for the League of American Bicyclists. Danielle holds a Master's Degree in Regional Planning from Cornell University, and a Bachelor's Degree in Planning from University of Oregon.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

SESSION 4

Overview of National Landing

With Edward J. Chaglassian and Evan Reagan Levine

Located just across the river from Washington, DC, National Landing is the capital region’s premier mixed-use urban community and the largest walkable downtown in Northern Virginia. Encompassing Crystal City, the eastern part of Pentagon City, and the northern portion of Potomac Yard, National Landing is defined by its dynamic blend of offices, apartments, restaurants, shops, parks, hotels, cultural venues, bike paths, walking trails, live events, and other amenities. National Landing enjoys ready access to one of the nation’s deepest pools of young, highly-educated, and tech-savvy workers, an abundant supply of affordable of-fice space, diverse housing options, and an unparalleled transportation network.

Over 50% of JBG SMITH’s holdings are in the National Landing submarket, where Amazon’s new 5 million+ square foot headquarters and Virginia Tech’s \$1 billion Innovation Campus that are under construction are located. The Commonwealth of Virginia has incentivized Amazon to bring up to 38,000 new jobs to National Landing, which, based on data from the National Landing Business Improvement District, would increase the daytime population in the submarket from approximately 50,000 people to nearly 90,000 people in the future, representing dramatic growth of nearly 80%.

Using Amazon’s Seattle employee patterns and preferences as proxies for behaviors that might be expected at HQ2, 20% of employees, or up to 7,600 Amazon employees, could be expected to live within the National Landing submarket. This potential influx of demand for additional multifamily units aligns well with our plans to deliver new multifamily supply to the submarket with 1,583 units currently under construction at 1900 Crystal Drive and 2000 and 2001 South Bell Street and a Near-Term Development Pipeline with the potential to add as many as 1,760 more new multifamily units to National Landing (with an even greater pipeline beyond that in the future).

We believe the strong technology sector tailwinds created by Amazon, the Virginia Tech Innovation Campus, and our National Landing digital infrastructure initiatives, including our 5G rollout and other connectivity enhancements with best-in-class partners, will drive substantial growth. Come hear from several Executives from JBG SMITH as they walk us through their brand new Marketing Center and bring all of these placemaking efforts to life.



About Edward

Edward J. Chaglassian serves as Executive Vice President and Co-Head of Acquisitions for JBG SMITH, an owner, operator, and developer with nearly 18 million square feet in the Washington Metropolitan area with another 18.7 million square feet in a development pipeline, all concentrated in attractive submarkets in the region.

He holds a B.A. Magna Cum Laude from Georgetown University and an M.B.A. from The Wharton School of the University of Pennsylvania, where he also serves as a Guest Lecturer.



About Evan

Mr. Regan-Levine is an Executive Vice President in JBG SMITH’s Investments Group and specializes in research and strategic innovation. Mr. Regan-Levine helps shape the firm’s investment strategy with data and analytics and works on large scale strategic initiatives, investor relations, and innovation projects. He is a voting member of JBGSMTIH’s Investment Committee and is also involved at a project level in crafting go-to-market strategies and market positioning for JBG SMITH’s development projects.

Mr. Regan-Levine was a core team member throughout the Amazon HQ2 pursuit and helped create and communicate the narrative around National Landing to Amazon. In addition to his research and strategy work, he co-heads the JBG SMITH Smart City Initiative which includes overseeing investments and partnerships to facilitate 5G, CBRS, data center, and fiber rollouts at the intersection of technology and the built environment. Mr. Regan-Levine graduated Magna Cum Laude in Government from Georgetown University.

NOTES

SESSION 5

The Wharf, Washington DC

The Wharf is a remarkable waterfront neighborhood. Located along the Washington Channel of the Potomac River, the first phase of The Wharf opened in 2017 with more than two million square feet of residences, offices, hotels, shops, restaurants, cultural uses, marinas, and public areas including waterfront parks, promenades, piers, and docks. The second phase of The Wharf is scheduled to open in the late fall of 2022. At full build out, the \$3.6 billion, world-class, mixed-use neighborhood will feature more than 3.2 million square feet of development along a mile of Washington, DC’s waterfront from the Municipal Fish Market to Fort McNair. More information about The Wharf is available at www.wharfdc.com.



Tony Albanese joined Hoffman & Associates in 2014, bringing more than 16 years of industry experience from some of the nation’s largest general contractors. Tony has held roles in estimating, preconstruction, operations and develop providing knowledge for turnkey delivery of construction projects from conceptual design through occupancy. In his previous positions, Tony’s notable projects include The Kennedy Center Eisenhower Theater, Walter’s Art Museum and Maryland State Historical Society. Tony holds a Bachelor of Arts from Virginia Tech.



As Chief Operating Officer, **Dan McCahan** is responsible for expanding the company’s national portfolio and building its network of relationships with capital partners and clients. Danv oversees the company’s integrated services and provides the vision and leadership to contribute to portfolio and revenue growth. Previously, Dan served as Senior Vice President, Project Management responsible for managing the development of a portfolio over 3 million square feet of mixed use development activity in Washington D.C. As asset manager he managed Madison’s day-to-day activity as co-developer of The Wharf. Prior to joining Madison Marquette, Mr. McCahan was a development executive in Archstone’s mixed-use division. Notable projects include City CenterDC and Wisconsin Place in Chevy Chase MD. He played a key role in developing proposals for Poplar Point and Howard University Town Center in Washington DC, in addition to other projects in the Boston, Baltimore and Atlanta markets. Mr. McCahan earned a Bachelor of Arts in Economics from the University of Virginia and a Master’s degree in Planning from the University of North Carolina at Chapel Hill. As Vice President of Construction, Tony oversees and manage the horizontal and garage construction for The Wharf Phase 2.



Matt Steenhoek joined Hoffman & Associates in 2005, and as Senior Vice President of Development Matt serves as Project Director for The Wharf Phase 2 in addition to leading the company’s new large mixed-use master planned project initiatives across the Mid-Atlantic and Southeast. During his time with the company, he has played a key role in the successful delivery of The Wharf Phase 1 in addition to serving as Development Manager for Constitution Square, a 1.6 million square foot LEED-ND Gold certified mixed-used project in NoMa. Matt brings over 15 years of industry experience in urban design, master planning, public-private partnerships, public financing, and community outreach and engagement. Matt received his Bachelor of Science in Architecture from the University of Maryland. He is a graduate of the 2012 Urban Land Institute Regional Leadership Institute and holds a Master of Urban and Regional Planning degree from Virginia Polytechnic Institute.



Hillary Kinder-Bertsch has expertise in the design of large-scale mixed-use developments, including a special focus on urban retail complexes, transit centers and waterfront development across the country. For over 25 years, her designs have exhibited a consistent sensitivity to existing urban contexts. She has developed an expertise in creating new public environments that create lasting value for clients in both the private and public sectors. Hilary serves as a mentor at Perkins Eastman and is an active member of our Women’s Leadership Initiative and Diversity Equity + Inclusion Initiative. Within the industry, she is an active member of the Urban Land Institute, on the New York planning committee, public-private partnership committee and having served since 2010 as a Daniel Rose Fellow helping cities across the country scale their specific land use challenges. Hilary collaborates across Perkins Eastman’s studios. Her current work includes bringing similar transformations to academic medical centers that benefit from her visionary thinking and experience bringing diverse stakeholder groups together in a unifying vision.

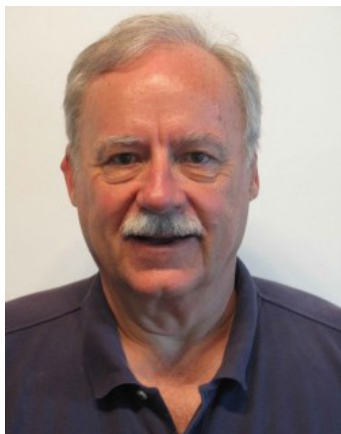
NOTES

SESSION 6

Experience talks



Bob Turner Bob was the development manager for Spring Island (a 3,300 acre island development with an emphasis on conservation) and Callawassie Island (an 880 acre planned unit golf course development). In 1992, Bob struck out on his own as owner and managing partner of the Newpoint neighborhood, a new urbanism project, which quickly gained national recognition and honors for its traditional design and architecture. As Newpoint neared completion, Bob led a public private partnership with the town of Port Royal. The joint venture (Village Renaissance Inc.) was instrumental in revitalizing many sites through out the town leading to a prestigious Congress For New Urbanism Award. Bob's latest development project is Habersham, a 282 acre 1400 unit traditional neighborhood along the waters of the Broad River in Beaufort. The National Home Builders Association awarded Habersham the platinum award for the "Best Neighborhood Design in America" in 2004. Habersham was also awarded America's 100 Best Masterplanned Communities four times by "Where to Retire Magazine as well as "Best Neighborhood" by the Beaufort Gazette since 2011. In 2015 Southern Living Magazine awarded Habersham "Community of the Year" and Ideal Living Magazine awarded Habersham "Best Neo-traditional Neighborhood" in 2016. Bob is currently working on 4500 unit mixed used development in Cincinnati.



Bob Chapman Robert L. Chapman, III., founder of TND Partners, has over 20 years of development experience. He has served on the boards of the Duke School for Children, the Carolina Theatre, St. Joseph's Historic Foundation, the Central Park School for Children and the Friends of the Duke Art Museum. Bob's town-building experience goes back to 1990 and includes seven built projects, Southlake-Cagan Crossings near Disney World; Trinity Heights in Durham; Winmore in Chapel Hill; the Village at Hendrix in Conway, Arkansas; Legacy Park in Searcy, Arkansas; and Union Square at South Elm in Greensboro. Two more projects, one in Durham and another in Greensboro, are underway. In 1996 at CNU IV in Charleston, Bob was among the small number of developers who were invited to sign the Charter of the New Urbanism. Three years later Andres Duany invited a dozen or so accomplished New Urbanist developers to come to Washington to form a parallel organization, the National Town Builders Association. Bob served as NTBA's first board chair.



Steve Maun Steve has been a student of New Urbanism since its inception, and fostered the vision pursued by Leyland Alliance – to build a company exclusively focused on the revitalization of cities and towns, often in partnership with the public sector. His experience includes more than 40 years of real estate development experience – beginning with adaptive reuse of historic properties in New York City, including: redevelopment of the landmark Federal Archives Building in Greenwich Village – a complex project involving development agreements with federal, state and city agencies; renovation of the Barbizon Hotel, converting it from a landmark women's hotel into a 350-room luxury hotel; More than ten years of developing innovative residential communities in Orange County, New York. LeylandAlliance projects include Storrs Center at the University of Connecticut, Warwick Grove in Warwick, NY, East Beach in Norfolk, VA, and Hammond's Ferry in North Augusta, SC. Steve is currently working with in Detroit on The Siren Hotel and The Martz Brewery Buildings in Eastern Market, as well as Norton Commons in Louisville, KY and Mashpee Commons on Cape Cod.

SESSION 7

Where Resilience and Affordability Meet

With Fernando Pagés Ruiz

Designing an affordable house is difficult when combined with requirements for sustainability, resilience, and rising material costs: In other words, the complex "value" equation in value engineering. But it's not impossible, according to Fernando Pages Ruiz. Fernando will share how he focuses on framing, insulation, siding, and finishes with sustainable materials emphasizing the present-day importance of immediate (short-term) carbon footprint over other considerations (given the urgency of climate change). Learn how to create a design program that considers both the carbon cost and economic cost of material choices, offering the ideal tool for value engineering a structure with today's value considerations. Fernando is an ICC-certified residential inspector. He is also a builder of affordable homes and is always looking to building technology for alternative means to reduce construction costs by avoiding overbuilding. Attend this session and return to your practice understanding the juncture between resilience and value engineering in residential design.



About Fernando

Over a 30-year career in construction, Fernando Pagés Ruiz has become a dedicated proponent of building innovation in low cost housing. His Liberty Village development won the National Association of Homebuilder's Workforce Housing Award as a multicultural development, sensitive to the architectural preferences of diverse ethnicities. He is expert in and has pioneered advanced technology in housing, winning the NAHB's Best Green Built Demonstration Home for the PATH Concept Home, Featured in Fine Homebuilding Magazine. Fernando authored "Building the Affordable House: Trade Secrets for High-Value, Low-Cost Construction" and "The Affordable Remodel, both published by The Taunton Press. Pages' homes have appeared on HGTV, and he is currently working with Andrés Duany on the design and fabrication of a new generation of manufactured housing.

SESSION 8

Kentlands

With Marina Khoury and Jennifer Russel

Kentlands was among the first new traditional neighborhoods built in the United States since WWII. In 1987, Town Founder Joe Alfandre hired Andres Duany and Elizabeth Plater-Zyberk to prepare the Master Plan in a public design charrette. Watkins showed up on the third day, offered to help, and remained on site for the next 19 years, opening an office for DPZ on site to oversee the design development and serve as the Town Architect for this innovative new community. As Town Architect his role was to review every lot for conformance with the code, as well as translate the Master Plan into reality. Thirty-three years later, the 352-acre neighborhood is a thriving community of some 5000 people. It is seamlessly connected to Lakelands (also shown above), another TND planned by DPZ while Watkins led their office in Kentlands. Together the two neighborhoods contain nearly 1 million square feet of retail space, including 65 live/ work units, and a variety of residential types, among which are multi-family apartments and condominiums, stacked townhouse condos, townhouses, singlefamily detached houses as well as garage apartments. The neighborhoods also include an elementary school, a middle school, a child-care center, two community clubhouses, a church and a synagogue. Watkins continues to live in the neighborhood and enjoys a unique perspective on his own work as he watches over ten thousand people who live, learn, work, and play in Kentlands and Lakelands.



For over a decade, **Jennifer** served as Principal of Rodgers Consulting, acting as the planner on a team of design professionals in the Planning Studio arm of land planning and civil engineering consulting firm. The team is well-known for its expertise in acquiring entitlements for New Urbanist, infill development and mixed-use development projects in Montgomery and Frederick Counties. Previously, Ms. Russel was appointed by the County Executive to act as a conduit between County government, citizens of Clarksburg and Park and Planning to provide information and assistance in the planning and approval process for a transit-oriented new town. She also served as the Director of Planning and Code Administration for Montgomery County and has worked as a Planner in different capacities for several decades. Jennifer is heavily involved in civic engagement with organizations like the Blackrock Center for the Arts. She has her Masters in City and Regional Planning from the Catholic University of America, Washington, DC M.C.R.P. and her Bachelor of Arts in International Affairs from George Washington University, Washington, DC.



Marina Khoury is an expert in sustainable urban redevelopment, regional and master planning, transit-oriented developments, and form-based codes. As a partner at DPZ CoDesign, she has been Director of its Washington D.C. area office since 2007. A licensed architect and fluent in several languages, Khoury has worked on the design and implementation of projects in the US, Canada, Australia, Europe and the Middle East including ground-breaking new codes around the world that mandate resilient urbanism. She speaks globally widely on issues related to Smart Growth and affordable, sustain-able, and walk-able communities, including at the United Nations. She co-led the development of the successful Miami21 code, the country's first form-based code and holds a strong track-record of getting such codes adopted in efforts to create a predictable framework for resilient places. Marina is one of 20 members on the Expert Committee of Global Forum on Human Settlements (UNEP-GFHS) International Green Model City (IGMC) Initiative, under the United Nations Environment Programme (UNEP). Marina is also active in Washington area civic groups, including the Congress for the New Urbanism (CNU), where she served as a Board member of the CNU-DC chapter from 2007-2012. She served as Chair of the Executive Board of Smart Growth America's Form-Based Code Institute (FBCI) from 2018-2021, is a member of the Lambda Alpha International George Washington Chapter, a member of the Urban Guild and a LEED Accredited professional.

SESSION 9

EYA: 30 years of developing “Life Within Walking Distance”

Bob Youngentob

Learn about the establishment and growth of a regional development firm committed to developing walkable, infill communities. These communities promote physical, mental and social well-being among its occupants. Developer participants in this session will better understand how they might grow their development firms and architect participants, better serve this important client group.

Learn how EYA has responded to zoning ordinances, subdivision regulations, and building code that often, whether inadvertently or deliberately, don’t permit the design and development of walkable communities. Participants will learn how to respond to and navigate the legal and environment regulations the may face when trying to design and develop walkable communities.

Learn about built examples of walkable, infill communities and how EYA has evolved their development and design strategies as they learn from each community they have built. Participants will be able to take these lessons and apply them to walkable communities on which they are working.

Learn how these communities have engendered positive emotional and physical responses among their very diverse occupants—whether at the scale of the residential units or the shared commons spaces that serve these communities. Participants will be able to use these ideas to enrich communities on which they are working.

By visiting one or more of these walkable, infill communities, participants will see and experience the built results of 30-plus years of commitment to improving quality of life through the design and development of more environmentally sustainable, more beautiful, and more walkable places.



Aakash Thakkar is Chief Acquisitions Officer at EYA, LLC. His responsibilities include leading acquisitions efforts for the company and managing new development projects through the sourcing, financing, and entitlement process. He serves on EYA’s Partnership and Investment Committees. Aakash is a full member of the Urban Land Institute and a member of the Maret School Board of Trustees. He was a member of the Obama for America Finance Committee and a co-founder (along with his wife) of the Thakkar/Giallourakis Scholarship Fund for St. John’s College High School. Aakash has a BS in Accounting and Political Science from LaSalle University and holds both an MBA and a Masters in City and Regional Planning from Rutgers University. He is a native Washingtonian and resides in Washington D.C. with his wife and two children.



McLean Quinn is President and Chief Executive Officer of EYA, LLC. He oversees corporate management and strategy, investor relations, acquisition and development strategy and project stewardship, and chairs the Partnership Committee. Before being named President in February 2019, McLean served as Vice President of Acquisition and Development, leading acquisition, negotiations, entitlement, underwriting and project stewardship for numerous projects at EYA. McLean is active in ULI and is past participant in the ULI Washington Regional Land Use Leadership Institute and Leadership Montgomery. Before joining EYA, McLean evaluated opportunistic real estate investments for Morgan Stanley’s Real Estate Fund (MSREF) in New York and worked in private equity and investment banking at Wells Fargo in Charlotte, North Carolina. He earned a BA in Political Science from Davidson College and an MBA with Distinction from the Kellogg School of Management, where he was an Austin Scholar. McLean lives in Washington D.C. with his wife and two children.



Bob Youngentob is Executive Chairman of EYA, LLC and one of the founding partners. His responsibilities include product and site visioning, investor relations, investment committee leadership, and strategy, particularly in acquisition and development. Bob has over 30 years of real estate experience. Bob currently serves on the Board of Advisors for The Universities at Shady Grove and the Terwilliger Center of the Urban Land Institute. He is a former chair of the Washington D.C. District Council of the Urban Land Institute. Bob has served on multiple private school boards including The Maret School and Green Acres. He has been a guest lecturer on real estate at the Harvard Business School, Georgetown University, University of Maryland and Johns Hopkins University, and has spoken at numerous conferences sponsored by the Urban Land Institute and Builder Magazine. In 2016, Bob was inducted into the W.H. Marvin Hall of Fame for Design Excellence. In 1996, he was recognized as an Entrepreneur of The Year by Ernst and Young. Bob grew up in the Washington D.C. area, graduated from Lehigh University, and earned a MBA from the Harvard Business School.

SESSION 10

Retail related needs of the NTBA Members

With Kathleen Norris

Following tales of a Retail Apocalypse and two plus years of Pandemic adjustments, what is the state of retail and restaurants today? What sectors are doing well and where are the potential pitfalls? Are malls really dead and does that have implications for NTBA members? And what's the way forward for retail and restaurants in our town centers? Following tales of a Retail Apocalypse and two plus years of Pandemic adjustments, what is the state of retail and restaurants today? What sectors are doing well and where are the potential pitfalls? Are malls really dead and does that have implications for NTBA members? And what's the way forward for retail and restaurants in our town centers?



About Kathleen

Kathleen Norris, Principal, Broker Kathleen Norris (Principal/Urban Fast Forward) is a specialist in urban real estate and revitalization. She made her entry into this practice area in 2007 as Leasing Consultant for the Gateway Quarter, in Cincinnati's historic Over the Rhine, where she developed the concept for a destination retail district in a reemergent urban setting, creating one of the most popular shopping and dining destinations in Greater Cincinnati. She has since become sought after as a consultant and practitioner on real estate issues pertinent to urban revitalization. She is known for a creative approach paired with understanding of and sensitivity to community issues. She works regularly with a range of local governments, economic development organizations, developers and community revitalization corporations. Ms. Norris is also a licensed Real Estate Broker and Managing Principal of Urban Fast Forward, a WBE company. She continues to work with both landlords and tenants, representing some of Greater Cincinnati's best independent restaurateurs and retailers as well as a select list of regional and national clients. Prior to becoming a realtor and consultant, Ms. Norris was an arts industry executive for more than 30 years, serving as CEO of performing arts companies in Cincinnati, New York and Sydney, Australia. She's a fourth generation real estate professional, mother of two spectacular daughters and a native Cincinnati.

SESSION 11

What do I see

With Robert Orr

The talk will describe humanization and outline an alternative approach I call collective urbanism. Properly directed, the way we design and build our communities carries the potential to harness a power I call group-thinking, the core of humanization.

This is not a messianic attempt to "change the world." Rather it's directed at a certain percentage of us who want to construct armatures that stimulate group-thinking in those places most receptive to the concept. Armatures will attract scrums of people, mostly young adults, and the moderating influence of similarly motivated middle sector, most likely to bring diverse, often competing, perspectives to come up with radical, never considered before, some tough to swallow, fresh ideas for outmaneuvering this mess.

Currently, Las Catalinas, Charles Brewer's project in Costa Rica, designed by Douglas Duany, is the project most directed toward the collective urbanism approach, to give you an idea.



About Robert

Robert Orr is a national award-winning architect and urban planner and one of the originators of the New Urbanism, which aims to create affordable, sustainable, mixed-use, walkable, mixed-income and prosperous communities. His collaboration with Andrés Duany and Elizabeth Plater-Zyberk on the first such community at Seaside, FL in 1982 was honored by Time Magazine as "...the most astonishing design achievement of its era and one might hope the most influential." Satellite offices in Santa Barbara and Sarasota cover west coast and SE clients. Robert's firm furnished more than 4,000 hours of mostly volunteer planning and architectural services to storm-ravaged Gulf Coast Waveland, Mississippi following Hurricane Katrina. A practitioner, professor, lecturer, and writer, Robert lives and partners with his landscape designer wife, Carol Orr, and three children in New Haven, Connecticut.

PRE-TOUR 1: Annapolis

Departing from the grid pattern characteristic of many American towns, the planners of Annapolis adopted a modified baroque plan, first applied by French baroque designers in garden layout, as at Versailles. This influence soon spread to England and was adapted by Christopher Wren and John Evelyn for the rebuilding of London after the 1666 fire. In the accepted planning practice of this style, the highest and most commanding locations were reserved for the State House and St. Anne's Church. The focal point was a large (528' diameter) public circle where the State House would stand dominating harbor and town. Nearby was a smaller (340' diameter) circle set aside for the publicly supported Anglican church. From the two circles a system of radial streets extended outwards toward the edges of town. Those leading directly into State Circle have a pinwheel alignment, so no one is directly on axis with the center of the circle. Because of this arrangement, the plan fails to achieve one of the major aims of baroque design, which is the creation of terminal vistas by ending diagonal streets at some great public building, monument, or natural view. That the planner did not fully comprehend the problems of baroque layout is also seen in the awkward land shapes which result from the many lots bisected by diagonal streets

Annapolis, capital of the colony and later the state of Maryland, was one of the first planned cities in colonial America. The original town plan was designed in 1695 by Sir Francis Nicholson, the second royal Governor of Maryland. Unique for the period, the modified baroque plan represents an attempt to create a European urban environment in a North American setting. With few modifications, Annapolis developed in harmony with the original plan to emerge in the mid-18th century as the focal point of Maryland government, politics, and commerce and as a center of provincial wealth and culture. Streets within Old Town have been widened and a few street names have been altered, but the original plan is little changed. One hundred twenty 18th-century buildings remain.

John Reps wrote in Tidewater Towns: "The Annapolis of Francis Nicholson stands as a precious heritage illustrating the town planning achievements of the colonial period of urbanization. Together with Williamsburg, Annapolis deserves to be studied carefully by all who wish to understand the long tradition of American town planning and development."

PRE-TOUR 2: Greenbelt

Greenbelt is the most fully realized town of the New Deal era federal suburban resettlement program. Clarence Stein described it as "one of the first experiments in the combination of three basic ideas of the modern community: The Garden City, The Radburn Idea , and the Neighborhood Unit."

Twelve Thousand acres were purchased by the Federal Government to provide jobs for out of work laborers, to relieve a critical housing shortage, and as a model for well designed housing for low to moderate income families. The first phase included 885 homes on 120 acres, 97 acres for community facilities, 641 acres for parks and recreation, 150 acres for allotment gardens, 588 for expansion and 100 acres for farms. Two schools were included in the original plan, but only one was built. In response to surveys of the 885 units, 574 were in group houses (of 2-8 units), 306 were apartments, and 5 single family detached houses were an experiment in prefabrication. Civic Uses include a Post Office, police and fire stations, and city offices. Superblocks nearly twice the size of normal city blocks are used throughout. Homes are clustered off the street with back yards fronting parks connected by a pedestrian patch system; every home had access to an off street path leading to the town center. The Developer was Rexford Tugwell and the Town Planner was Hale Walker. Douglas Ellington was the principal Architect.



TOUR GUIDES



John Tower
Chief of Historic Preservation
Annapolis



Tim Leahy
Tim Leahy is engaged in community organizations focused on heritage tourism and cultural preservation , including the Chesapeake Crossroads Heritage area, the Annapolis Historic Preservation Commission and the historic skipjack, the Wilma Lee. His professional career originally involved commercial construction management, but eventually transitioned to software development and technology management. He is a graduate of the University of Virginia with degrees in architecture and business.



Mike Watkins
Michael Watkins is the founder of Michael Watkins Architect, LLC, an urban design and architecture firm dedicated to designing and implementing a walkable, lasting, and beautiful public realm that fosters community. Duany Plater-Zyberk & Company hired Watkins to open their Washington D.C. office in 1988. While with DPZ, he served as the Town Architect for Kentlands, a 352-acre neo-traditional neighborhood northwest of Washington, D.C., led many charrettes for a wide variety of project types, and was a member of design teams for over sixty towns and neighborhoods in the United States and abroad. In 2007 Watkins left

his position as Director of Town Planning with DPZ to enroll in the Masters program in Classical Design offered by The Institute of Classical Architecture & Classical America and the Georgia Institute of Technology. Mike is a member of the Congress for the New Urbanism and the Institute of Classical Architecture and Art. Watkins was the 2018 recipient of the New Urban Guild's Barranco Award and has been made a Fellow of the American Institute of Architects and the American Institute of Certified Planners.

