

**Bank of America  
Commercial Real Estate Banking  
Transit Oriented Development Seminar, The South Blvd. Corridor  
November 22, 2002**

*Charlotte continues to evolve as a City. Growth, while accompanied by many benefits, also requires us to rethink how we live, work and travel in our community. Mixed-use development has already made several appearances in our MSA and Smart Growth is the current hot topic at many real estate seminars. With the introduction of the new transit plan for the Charlotte MSA, a new development opportunity is now shaping in our city: Transit Oriented Development (TOD). The South End Corridor will be the first practical application of light rail in our area. Our seminar seeks to understand how our new transit plan, TOD and market forces will impact real estate development opportunities along this corridor. By the end of the seminar, we hope all participants (both presenters and attendees) will leave with a better understanding of how our new transit plan, the principals of TOD and the forces of Public and Private interests can and should interact in the South End.*

**Location:** DoubleTree Guest Suites SouthPark (formerly the SouthPark Suite Hotel)

**Times:** 7:30 a.m. – 3:30 p.m. Continental breakfast and lunch will be provided.

**Dress:** Business Casual

**Agenda:**

7:30 – 8:00 a.m. Continental Breakfast

8:00 – 8:15 a.m. Welcome and Presenter Introductions

- Ron Curtis, SVP Eastern Division Executive, Bank of America Real estate Banking

8:15 – 9:15 a.m. **City of Charlotte**

- *Partnership opportunities in creating transit oriented development.* Ron Kimble, Assistant City Manager
- *Overview of transit plan and briefing on South Corridor light rail line.* Ron Tober, Director, Charlotte Area Transit
- *Transit station land use plans.* Martin Crampton, Director, Char-Meck Planning Commission
- *Proposed policies for Public/Private partnerships in transit station areas.* John Palmeri, Director, Office of Economic Development

- 9:15 – 9:30 a.m. Break
- 9:30 – 10:30 a.m. **Kaplan McLaughlin Diaz Architects**
- KMD will provide an overview of national and international designs and principals for successful TOD with particular emphasis on applicability to the transit stops along the South Boulevard corridor.*
- Sudhakar Thakurdesai, Director
  - Scott Wilson, Senior Designer and Project Director
- 10:30 – 11:30 a.m. **Bank of America, Real Estate Risk Assessment (RERA)**
- Mr. Greer will provide specific examples of TOS projects familiar to Bank of America from around the US. More particularly, he will explore the numbers of TOD.*
- Everett “Allen” Greer, MAI, SVP and Director of Research for RERA
- 11:30 – 12:30 p.m. Lunch
- 12:30 – 1:30 p.m. **Kennedy Covington Lobdell & Hickman, LLP**
- Mr. Brown will provide insight into the practical aspects and challenges of TOD, cooperation between the public and private sectors, and possible alternative capital sources that have been utilized around the country.*
- Jeff W. Brown, Esq., Partner, Co-Chair of Land Use/Government Relations Practice Group. Co-Chair of the Charlotte Area Citizens Transit Advisory Group.
- 1:30 – 2:00 p.m. Overview and closure of presentations
- Brad Smith, SVP Bank of America Real Estate Banking
- 2:00 – 2:30 p.m. Break out sessions
- Small group breakouts will assess the material presented, address several key challenge questions and prepare to discuss their ideas with the group.*
- 2:30 – 3:30 p.m. Group discussion, questions and wrap up