



Public/Private Partnership Council (Gold Flight) Agenda

Wednesday-Thursday, April 14-15, 2010

**Hynes Convention Center, Room 110
Boston, MA**

Wednesday, April 14, 2010

Council Reception Location: New England Style Clambake at the Cambridge Boat Club
Address: 2 Gerry's Landing, Cambridge, MA 02138 (781) 769-6783
Time: 6:45 pm Reception / Dinner 7:30 pm
Transportation: Bus Transportation Provided. Pick up at Hynes Convention Center at 6:15 PM
RSVP contact and cost: Georgia Podsobinski (gpodsobi@lcor.com) 610-251-9110 (\$ 125.00/person)

Chair:	Stephen B. (Brad) Power	Phone: (303)-651-8481	Email: brad.power@ci.longmont.co.us
Assistant Chair:	Peter P. DiLullo	Phone: (610) 251-9110	Email: pdilullo@lcor.com
Vice Chair-Programs:	Larry A. Fraser	Phone: (704) 525-6284	Email: larry.fraser@woolpert.com
Vice Chair-Membership:	Richard C. Ward	Phone: (314) 621-4395	Email: rcward@czimmercos.com
Vice Chair at-Large:	Tyrone Rachal	Phone: (404) 614-8339	Email: trachal@atlantada.com

Thursday, April 15, 2010

7:30-8:00 Gather and Networking Breakfast at Hynes Convention Center

8:00-8:30 Chair's Business Meeting/Introductions

- Outline for the Day
- ULIF Announcement
- Announce Next Meeting:
 - ULI Fall Meeting and Urban Land Expo
 - Receptions on Tuesday, October 12, 2010
 - Council Meetings on Wednesday, October 13, 2010
- Reminder to Complete Attendance Sheet
- Reminder to Complete Evaluation Form
- Introduction of Members and Guests

8:30-9:30 Let's Talk: The Recession, Us and the Road Ahead

A year and a half ago in Miami, we held a discussion on the impacts of the real estate and economic recession on our professional (and personal) lives. It was a powerful session during a time of upheaval. We are all working hard toward building a productive future, but while the road ahead is clearer for some of us, others are dealing with continued uncertainty. How has what we work on and how we go about our daily work changed? Is this the new "normal"? What lessons will we remember as recovery takes hold? This roundtable session will give all of us the

chance to talk about the changes we have had to make given the current economic realities. Table group discussions will be followed by a summary with the entire council. The Miami session worked because we all agreed to abide by the PPPC credo of confidentiality. We'll do the same in Boston.

Moderator:

Peter P. DiLullo (f) (c)
President & Chief Executive Officer
LCOR Incorporated
Berwyn, PA

9:30-9:45 Board Bus at Hynes Convention Center, Room 110, Travel to Fenway Park

9:45-10:00 Arrive at State Street Pavilion at Fenway Park/Short Break

10:00-11:15 The Intersection of Higher Education and Real Estate: The Harvard/Allston Story

Colleges and universities around the nation have to confront a serious challenge: how to accommodate and effectively educate a wave of students that are expected to swell the ranks of higher education institutions in the coming decades. These institutions are also assessing the real estate component of their operations as it relates to student housing, research and corporate facilities, commercial development and other ancillary uses. The Allston area in Boston represents a substantial part of Harvard University's future. This area is planned to be the location of significant academic, housing, commercial, recreational and park uses. During this session, we'll hear from two of the key players who have assisted the effort to transform a deteriorating neighborhood into a 21st century center of higher education.

Moderator:

Reid C. Wilson (f) (c)
Member/Managing Shareholder
Wilson, Cribbs & Goren, P.C.
Houston, TX

Speakers:

Robert Beal (nm) (c)
President
The Beal Companies, LLP
Boston, MA

Peter B. Nichols (m) (c)
Principal
NorthStar Ally, LLC
Boston, MA

11:15-11:30 Session Transition/Short Break

11:30-12:00 Overview of the Boston Development Scene

Which American city is closing in on its 400th anniversary? Boston. Since its founding in 1630 this city has been one of the places that shaped the nation's history and development. Today, it is the unofficial capital of the New England region. High tech, bio tech and higher education are some of Boston's claims to fame, as are its passion for the local sports teams. John Palmieri is the Director of the Boston Redevelopment Authority (BRA), the city's planning and economic development agency. The work of the BRA has shaped the city and there are additional plans destined to be implemented. John will provide the council with an overview of real estate development in Boston: past, present and future.

Moderator:

Larry Fraser (f) (c)
Group Manager
Woolpert, Inc.
Charlotte, NC

Speaker:

John Palmieri (m) (c)
Director
Boston Redevelopment Authority
Boston, MA

12:00-12:30 **Informal Networking Lunch / State Street Pavilion at Fenway Park**

12:30-1:30 **Great Urban Design as an Essential Component of Public/Private Partnerships**

A successful public/private partnership rests on the financial fundamentals that enable both parties to effectively manage their risk to achieve a credible return. What role does urban design play in the mix? Alex Krieger is a long-time instructor at Harvard University's Graduate School of Design and he is a founding principal at a full-service urban design firm in Cambridge, Massachusetts. He will share his unique perspective as both an educator and practitioner of the role that good design plays in enhancing the built environment.

Moderator:

Richard C. Ward (f) (c)
Vice President/Development Management
Zimmer Real Estate Services, LC
Saint Louis, MO

Speaker:

Alex Krieger, FAIA (nm) (c)
Professor of Practice in Urban Design
Harvard University
Cambridge, MA, and;
Founding Principal
Chan Krieger Sieniewicz
Cambridge, MA

1:30-2:30 **Air Rights – A New (Old) Tool in the Public/Private Partnership Toolbox**

Some cities have used the concept of air rights-based development incentives extensively, while others haven't used the tool at all. During this session, we will learn more about the development of air rights as a public/private partnership tool in the revitalization of our cities. A brief tutorial on the air rights concept will lead into the review of Boston's Parcel 7 project and the air rights partnership it has with the Massachusetts Turnpike Authority. Parcel 7 is a complex site that includes three buildings, a transit station, public and private parking, and significant public space adjacent to Boston's famed Fenway Park. The site is in the air rights over the Massachusetts Turnpike, between Brookline and Beacon Streets near Kenmore Square. The development is tied together by a large 700-car parking garage over the highway, and a regional commuter line rail station and public open space. We'll use this project as an example of how the concept could be applied elsewhere.

Moderator:

G. Russell Weyer (f) (c)
Senior Associate
Fishkind & Associates
Naples, FL

Speakers:

Peter O'Connor (nm) (c)
Director of Real Estate and Asset Development
MassDOT – Massachusetts Department of Transportation
Boston, MA

John E. Rosenthal (nm) (c)
President
Meredith Management Corporation
Newton, MA

2:30-3:30 PPPC Gold Advisors, Inc. – A Roundtable Consulting Session for the Cote Ford Site

The Cote Ford site, a former auto dealership adjacent to the Mattapan Square business district and the location of a new Massachusetts Bay Transportation Authority (MBTA) Fairmount Line station is a remarkable opportunity for neighborhood-scale transit-oriented development (TOD). Despite recently enhanced zoning which is intended to encourage redevelopment in the area, repeated private efforts have faltered and the current owner's inability to pay back taxes will likely result in public foreclosure. This brief project analysis session will explore the opportunities, advantages and challenges associated with a possible public/private redevelopment partnership to achieve the redevelopment of this 150,000 square foot brownfield site. After a brief presentation by John Dalzell of the Boston Redevelopment Agency (BRA), we'll discuss the issue at our tables and we'll provide a brief report-out: each group will offer one or two issues/ideas/options for the BRA's consideration.

Moderator:

David Roderique (f) (c)
President & Chief Executive Officer
Downtown Phoenix Partnership
Phoenix, AZ

Speaker:

John Dalzell (nm) (c)
Senior Architect
Boston Redevelopment Authority
Boston, MA

3:30-4:15/4:30 Play Ball! - Tour of Fenway Park

A new wave of major league ballparks have been developed around the country during the last twenty years. Fenway Park is one of the few remaining "originals". This unique structure draws passionate fans during the baseball season and it is a cherished part of Boston's urban fabric. We'll conclude our day in Boston with a behind the scenes tour of Fenway. Yankees fans may find this portion of the meeting hard to appreciate!

4:30 Evaluations / Board Bus to Return to Hynes**4:30 – 6:00 ULI Cocktail Reception at Hynes Convention Center, 900 Bolyston Street****KEY:**

(f)=Full Member

(m)=Member

(nm)=Nonmember

(i)=Invited Speaker/Moderator/Panelist

(p)=Proposed Speaker/Moderator/Panelist

(c)=Confirmed Speaker/Moderator/Panelist

For more information about the ULI Spring Meeting, please visit www.uli.org/meetings