



## KEVIN HALL

Senior Planner/Project Manager



### Employment History

**Senior Planner/Project Manager**  
*Planning Communities, LLC*  
Charlotte, NC

**Senior Associate**  
*Warren & Associates*  
Charlotte, NC

**Senior Planner**  
*HNTB Corporation*  
Charlotte, NC

**Market Analyst**  
*Karnes Research Company*  
Charlotte, NC

**Associate Planner**  
*Charlotte - Mecklenburg*  
*Planning Department*  
Charlotte, NC

**Mr. Hall** has over 14 years of experience and has participated in numerous comprehensive, corridor and downtown planning efforts in small and large communities throughout the Carolinas. His background in demographic/market analysis and economic development gives him the technical expertise needed to complete comprehensive, small area and corridor plans. Because of his understanding of the relationship between land use and transportation, he also plays a vital role in conducting community impact assessments related to transportation projects. His experience in public sector planning, as well as private sector real estate consulting, provides him with a unique perspective on the balance of growth management and economic development. On all assignments, Kevin can facilitate public outreach and stakeholder involvement efforts, in addition to providing GIS mapping and analysis. As a result of this experience, Kevin has the ability to provide constructive insight for a broad range of disciplines.

#### **Senior Planner/Project Manager, Planning Communities, Charlotte, North Carolina**

As Senior Planner/Project Manager for Planning Communities, Kevin is primarily responsible for managing projects in the community and transportation planning fields. Some projects Kevin has participated on include:

#### **Regional Transit Development Plan, Piedmont Authority for Regional Transportation, North Carolina**

Kevin serves as Project Manager for stakeholder outreach and public involvement tasks for the Piedmont Authority for Regional Transportation's Regional Transit Development Plan. The plan, focused on Guilford and Forsyth counties, outlines proposed transit modifications and new service recommendations for the region based on technical analysis and stakeholder feedback. In addition to drafting a stakeholder involvement plan to guide the process, tasks included stakeholder interviews, an online survey, website/social media content, public meeting facilitation and recommendations for communications strategies for disseminating and garnering support for this regional vision.

#### **Complete Streets Guidelines, North Carolina Department of Transportation**

Kevin serves as Deputy Project Manager, managing the firm's efforts to provide providing stakeholder outreach support for this statewide initiative. This effort will implement the Department's Complete Streets policy by creating guidelines that integrate community context elements into the design of roadways by addressing aesthetics, landscaping, multimodal options, adjacent land uses, accommodations for the elderly, the disabled and other special populations, and other community and environmental considerations. Tasks completed to date include a Stakeholder Involvement Plan, creation of a stakeholder database, key interviews with stakeholders from various disciplines throughout the state, an initial newsletter, and web site content development. The firm will also be involved in the development of Pilot Project teams, as well as the preparation and facilitation of public meetings to receive feedback on draft guidelines.

#### **US 30 Public Involvement and Context Sensitive Solutions (CSS), Lynwood, Illinois**

Kevin serves as Senior Planner coordinating the provision of public outreach and CSS services for a grade separation of US 30 and the EJ&E/CN railroad in Lynwood, Illinois. Already completed is a Stakeholder Involvement Plan that outlines the nature of stakeholder participation and the overall community feedback process, an initial Public Meeting introducing the project and process, a Community Context Audit report reflecting the values and issues important to residents, businesses, and commuters, and a newsletter announcing project milestones. A Community Advisory Group has been identified to help provide community context to the technical analysis being conducted by the Project Study Group.

### **North Carolina DOT Community Impact Assessments & Indirect and Cumulative Effects Assessments**

Kevin served as a Senior Planner, managing numerous Community Impact Assessments (CIAs) for bridge and roadway projects, as well as an Indirect and Cumulative Effects (ICE - land use and transportation) Assessment for the New Bern Bypass. CIA efforts included demographic data collection, community facilities identification, and interviews with planners, school and emergency services personnel, and community leaders. Projects touched on a broad range of issues such as economic, recreational, community services and other effects, impacts to school bus routes and emergency access, low-income and minority population concerns, and Limited English Proficiency outreach needs.

#### **Senior Associate, Warren & Associates, Charlotte, North Carolina**

As a Senior Associate with Warren & Associates, a Charlotte-based real estate advisory firm, Kevin worked extensively as a sub-consultant to urban planning and design firms, responsible for the economic development and market analysis components of long-range planning efforts. In many cases, Kevin analyzed the fiscal impacts associated with the implementation of these plans. He also conducted commercial and multi-family feasibility studies for real estate developers, lenders and property owners. To help determine market demand for a specific site or area, these studies included a detailed analysis of the local economy in addition to demographic, employment and real estate trends/forecasts.

#### **Senior Planner, HNTB Corporation, Charlotte, North Carolina**

Kevin served as a project manager on comprehensive plans and small area plans for HNTB, a multi-disciplinary firm with offices nationwide specializing in engineering and land use/transportation planning. He also provided land use planning and demographic analysis for the Charlotte Area Transit System (CATS) along two of its five planned mass transit corridors. For the North Carolina Department of Transportation, Kevin served as a project manager for community impact assessments, an integral component of the National Environmental Policy Act (NEPA) process. These assessments included demographic and economic profiles for a custom study area, as well as an analysis of potential direct and indirect impacts associated with planned transportation projects.

#### **Market Analyst, Karnes Research Company, Charlotte, North Carolina**

Karnes Research Company is a real estate consulting firm that collects, analyzes and sells commercial and residential market data to a client base primarily consisting of real estate developers, lenders and brokers. Kevin served as a market analyst responsible for generating retail, office and industrial market profiles of major cities throughout North Carolina. These profiles included data and statistics on development activity, absorption/vacancy rates and pricing trends. In addition, Kevin conducted feasibility studies for clients interested in either the development or purchase of multi-family and retail real estate.

#### **Associate Planner, Charlotte - Mecklenburg Planning Department, Charlotte, North Carolina**

Kevin began his career as an Associate Planner with the Charlotte-Mecklenburg Planning Department, a combined city-county agency responsible for long-range planning, zoning and subdivision approvals. He analyzed land use/demographic data and helped facilitate public meetings as part of the comprehensive planning process. Many of his contributions were associated with his participation on an inter-departmental business corridor revitalization team and his role as the Planning Department's economic development liaison.

#### **Education**

Master of City Planning, Georgia Institute of Technology, Atlanta, Georgia  
B.S., Geography, Western Kentucky University, Bowling Green, Kentucky  
B.A., Sociology, Western Kentucky University, Bowling Green, Kentucky

#### **Professional Affiliations/Boards/Honors**

**American Planning Association**

**North Carolina Economic Developer's Association**