

Urban Government Center General Interview Questions

1. The CHASE Principles (Connected, Healthy, Authentic, Sustainable and Equitable) established in Plan 2040 are the framework that is being used to guide planning and development efforts throughout the community. Discuss how your proposal utilizes these guiding principles and creates a plan that supports the goals of Plan 2040.
2. Please tell us about any previous experience funding a project of this size. Funding a project of this size is challenging under “normal” circumstances. With current economic uncertainty due to COVID-19 and other factors, how do you see your proposed funding pool (incentives, tax credits, financing, etc.) being impacted and what current and future gaps do you envision influencing the development?
3. Describe your team’s previous experience in undertaking a large-scale development project, preferably one that has an adaptive reuse component. What challenges and opportunities do you foresee in developing a mixed-use project of this complexity and scale?
4. Please speak to your plans for the hospital building. Do you intend to rehabilitate this structure, and if so, please speak to some of the barriers that you anticipate in doing so. Adaptive reuse of the hospital building, in particular, has been championed by the community throughout the process. Describe your plans for the future of this historic structure and whether you intend to rehabilitate/renovate the entire structure, portions of it, or demolish it? What challenges (physical, financial, environmental, etc.) do you anticipate in the adaptive reuse and/or demolition of the structure?
5. Land use policies and economic development strategies utilized over the years have often proven to be ineffective and exclusionary in many areas of our city with gentrification and displacement being relevant concerns for residents in this area. What are some of your teams’ preliminary ideas and potential solutions to promote inclusionary investment that supports the local community and complements the character of the neighborhood?
6. A mixed-use approach to this development remains a priority of both Metro and the community. Please review your proposed tenants and community partners and provide an update of your current relationship with them. Has anything changed since your original proposal? As we continue to navigate the unprecedented realities of 2020, please discuss your ability to adapt to the loss or change of a tenant.
7. Continuing the theme of adaptability, have there been any changes to your key development team since you submitted your original proposal? Please discuss your ability to adapt to the loss or change of a key team member or consultant.

8. Do you anticipate needing additional feasibility studies, environmental assessments, or similar? If so, please elaborate.
9. Communication with the community is critical throughout the entire development process, and per the SOI, the selected developer will be required to work with a resident-based advisory group to address the needs and concerns of the community. In addition, the COVID-19 pandemic and social justice movement has required a new level of creativity when it comes to community engagement. Describe how your firm's community engagement strategy can ensure a robust and inclusive process while adhering to social distancing protocols, with special consideration for the digital divide that is potentially prevalent in some of the surrounding neighborhoods.
10. Connectivity, mobility and accessibility are critical components to the vitality of every community. Describe how your plan incorporates these components from a multi-modal perspective and accommodates for users of all ages and abilities.
11. In response to the compounding effects of climate change, Louisville Metro Government set a goal to reduce greenhouse gas emissions by 80% by 2050 and Louisville Metro Council passed a resolution calling for 100% clean energy community-wide by 2040. In order to achieve those goals, everyone will need to play a part. Please describe how this development will contribute to achieving our goals and create a healthier, more environmentally sustainable and climate resilient community.
12. Aside from potential financial performance / return, what makes you interested in taking on this project, especially considering the unprecedented year we're experiencing?