

Developer	Sustainability (100 points)	Economy (100 points)	Livability (100 points)	Connectivity (100 points)	Creativity (100 points)	Health (100 points)	Authenticity (100 points)	Community Priorities (100 points)	Total
The Marian Group	90--large percentage (40+%) of the site is green space, commitments made to incorporate stormwater management on site, plan to look at solar, geothermal and solar hot water, team members are LEED professionals	95--plan includes mix of small business spaces, hotel, office potential; farmers market space will bring community activity and small business potential to the site; ratio of business to residential space fits the neighborhood and seems to be designed to support neighborhood-serving business	95--mix of residential uses oriented to the existing neighborhood, plus amenities designed to invite in area residents (including green space, multi-use path, small business, farmers market space); scale is very appropriate for the area with building heights and sizes that fit into the area	90--multi-use path through the center of the development provides great connectivity from commercial node at Barret and Breckinridge to the arts district along Brent Street; attention to making the development bike and pedestrian friendly and connecting intentionally to transit; extension of new road to connect Vine and Barret creates good connections through the site	90--site design includes creative elements like the farmers market plaza, rooftop gardens, solar panels, reuse of smokestack/steam plant, and multi-use path; plans to include public art and creative bus stop	85--sustainable elements such as solar panels and storm water infiltration contribute to community health; site promotes individual health through bike amenities, community garden, multi-use path, farmers market and bus stops; plans to preserve as many trees as possible and to create in excess of 40% green space	90--this proposal creates a space that feels connected to the existing community while providing amenities and design elements that will be identifiers for the area; the proposal strikes a balance between reflecting existing conditions and adding new interest to the area	90--this proposal reflects community priorities of mixed income housing, sustainable energy production and site design, connectivity (especially the multi use path), tree preservation where possible, and the incorporation of some elements of building preservation	725
Underhill Associates	95--geothermal and solar consideration; storm water management; creation of central community green space and pedestrian path	85--this project proposes a mix of commercial uses, some of which will be focused on the neighborhood and some of which will be focused on a larger area; concern for the specificity provided in identifying tenants and what would happen to fill those spaces should the listed uses be unable to locate	85--many residents of this development will come from other existing locations (Bellarmine students, residents of an existing skilled care facility); creates mix of incomes and housing types with commercial space; building preservation versus new construction creates limitations on site design that could affect the feel of the development	75--building preservation tends to limit potential connections, though the proposal does a nice job of extending two new roads through the development on either side of a community green; some concern about where the diagonal path through the site takes users; does not include a very clear connection to the planned arts district to the north	90--good use of existing buildings to accommodate new use; concern about what would happen should it prove too costly to use existing building stock; site elements provide opportunities for personal creativity through library and community spaces	90--site promotes personal health through incorporation of sidewalks and paths, farmers market space, bike amenities and gym; community health promoted through commitment to explore solar and geothermal energy for the development	90--the preservation of existing buildings makes the proposal authentic (preserves the existing conditions of the site more than any other proposal)	95--this proposal reflects community priorities of building preservation, the incorporation of small scale retail opportunities, community gathering space, tree preservation where possible, inclusion of a library branch and sustainable energy	705
Steve Smith	80--commitment to sustainable building design and storm water management techniques to keep water on the site; not as much useable green space (much of it is contained in verges) but lots of trees	75--focus on bringing in larger tenants as opposed to smaller commercial uses that would be more focused on serving the neighborhood; some value in bringing in larger office and hotel users in that they are more active during the day when residents are away	75--concentrates residences toward Breckinridge and along Vine with large majority of the north end of the site dedicated to office/hotel use and a more commercial feel; not sure how the surface parking will feel to residents; separates the commercial spaces from the residential spaces which could reduce the potential negative impacts that commercial can have on residential	90--great connection to the arts district to the north though some concern about accessibility for all users of the planned stairs; extension of road through the site preserves circulation	85--extremely creative office/hotel design, and with the proposed stairs this would create a grand entrance to the residential areas to the south; creative use of steam plan proposed; creation of community around Paristown Salon	85--promotes individual health through sidewalks and paths; tree planting and tree preservation ; promotes community health through commitment to explore sustainable energy and site design	90--this proposal would create a destination in Paristown with space reserved for residents and space reserved for visitors/employees; good philosophy of creating an authentic development (neighbors helping neighbors, feeling of community intentionally created)	80--community vision reflected in mixed income housing, incorporation of library, building preservation, community farmers market	660

Lifestyle Communities	85--plans to incorporate sustainable building techniques and storm water management; plenty of trees planned through it seems there will be less preservation of existing trees	75--this project includes a mix of commercial uses but seems to be designed in a way that orients those uses to the residents of the development; does not feel like a space that invites in non-residents	65--this plan is designed in a manner that creates a suburban feel, and that orients buildings inward to create an enclave, rather than orienting them to interface with the surrounding existing community, concern that the space would not invite people in	65--this plan faces inward to create what feels like a protected, exclusive space, rather than creating pedestrian and street connections to interact with the surrounding community; feels like connections are limited	70--this plan feels like it belongs in a less developed area of the community as opposed to an urban environment; does not seem to have been designed with the existing community as a starting point and does not complement and build on existing area development; architecture that reflects historic uses (hospital) but does not add new ideas to the area	80--the proposal incorporates opportunities for residents to participate in clubhouse/pool/fitness center but other than ability to use streets and sidewalks, the plan does not seem to promote health for non-residents; feels very set apart from the rest of the neighborhood; tree planting and sustainable design promote community health	70--suburban-feeling site design and overall sense that this plan does not reflect/complement existing area development	70--this proposal reflected community priorities related to sustainable energy, connectivity to Brent Street and the inclusion of commercial space; community concerns addressed lack of green space, the purpose of the innovation kitchen and its impact on similar spaces in the community, and the concentration of parking in a central garage	580
Weyland Ventures	80--incorporates sustainable design principles such as building reuse (where feasible), diversity of price points and design for pedestrian and transit users, rain gardens and suggestion of more sustainable elements but no specifics	70--this project proposed primarily residential uses, which would generate tax revenue, but not necessarily provide services and retail opportunity for the neighborhood	65--this proposal did not include enough specific information to adequately judge this element, though there were clear efforts made to suggest that there would be community engagement to better develop a plan.	65--this proposal did not include enough specific information to adequately judge this element, though there were clear efforts made to suggest that there would be community engagement to better develop a plan.	60--this proposal did not include enough specific information to adequately judge this element, though there were clear efforts made to suggest that there would be community engagement to better develop a plan.	80--lots of sidewalk connections proposed, central green space proposed with promise of community conversation to pin down specifics	70--this proposal did not include enough specific information to adequately judge this element, though there were clear efforts made to suggest that there would be community engagement to better develop a plan.	60--this proposal did not include enough specific information to adequately judge this element, though there were clear efforts made to suggest that there would be community engagement to better develop a plan.	550