PARISTOWN GREEN
Site Plan: Solving for Pattern

1. Senior Housing, Skilled Nursing & Potential Library (Adaptive Reuse)
2. Restaurant & Gym (Adaptive Reuse)
3. Graduate Student Housing (Adaptive Reuse)
4. Restaurant
5. Local Grocery
6. Childcare
7. Townhome (Typical)
8. Neighborhood Green
9. Barret Avenue Plaza & Farmer’s Market
10. Community Open Space
11. Bikeshare Facility
12. Brent Street Pedestrian Connection
13. Enhance Existing Community Garden

Preserve & Rehabilitate
- Police Building
- Vine Street Building & Smoke Stack
- Hospital Building

New Neighborhood Green
Open to the Community

Underhill Associates
**PARISTOWN GREEN**

**Uses: Multi-Generational + Mixed Income**

- **Potential Library & Community Space**: ±16,000 - 20,000 SF
- **Adaptive Re-Use of Hospital Building**
  - Senior Housing + Skilled Nursing
  - 130 Housing Units + 100 Nursing Units
- **Adaptive Re-Use of Police Building**
  - Graduate Student Housing
  - 76 Units
- **Adaptive Re-Use of Vine Street Building**
  - Restaurant & Gym
  - 7,700 SF
- **Townhomes**
  - 54 Units
- **Grocery**
  - 6,500 SF
- **Restaurant**
  - 2,500 SF
- **Farmer’s Market**
  - 5,400 SF
- **Bike Share Facility & Enhanced Bus Shelter**
  - 2,500 SF
- **Childcare**
  - 5,400 SF
- **Potential Library & Community Space**
  - 6,500 SF
- **Underhill Associates**
  - SLIDE 2
Underhill Associates (UA) has received expressions of interest from PNC, Bank of America, and BB&T

The team is attractive to banks due to track record, local hands-on management

Practical plan with regards to adaptive reuse, and demonstrated commitment to our partners similar to the Germantown Mill Lofts

ADDITIONAL POTENTIAL FUNDING SOURCES:
- EPADs (Energy Project Assessment Districts)
- Louisville Metro Brownfield Revolving Loan Fund | Brownfield Cleanup
- Metro Louisville’s Cool Roof Rebate Program
- MSD Green Infrastructure Incentives
- KU LG&E Commercial Rebate Program
- Property Assessment / Reassessment Moratorium
- KY Voluntary Environmental Remediation
- KRS Section 132 Property Tax Abatement
- Property Income Tax Credit

Banks will be eager to purchase these credits.

UA has returned approximately 100 historic buildings to market through successful historic preservation

UA have received numerous preservation awards, including the 2016 Kentucky Heritage Commission Commercial Project of the Year

As developer, UA will participate with a pool of consistent & reliable investors to fund equity requirements.

UA has a history of successfully raising project equity for more than four decades
BARRET AVE.
BRECKINRIDGE ST.
LAMPTON ST.
DUPUY CT.
BRENT ST.
VINE ST.
GOULLON CT.
TARC ROUTE 21

PARISTOWN GREEN | Vision Louisville Goals

**Sustainability**
- Senior Housing, Skilled Nursing & Potential Library
- Local Grocery
- Restaurant
- Barret Ave. Plaza and Farmer's Market
- Enhanced Bus Shelter
- Bike Share Facility

**Economy**
- Market Rate Townhomes
- Childcare Services
- Community Garden
- Restaurant + Gym
- Goullon Court Pedestrian Access
- Neighborhood Green
- Bicycle/Pedestrian Pathway
- Brent Street Pedestrian Access
- Market Rate Townhomes

**Livability**
- Local Grocery
- Restaurant
- Barret Ave. Plaza and Farmer's Market
- Enhanced Bus Shelter
- Bike Share Facility

**Connectivity**
- Senior Housing, Skilled Nursing & Potential Library
- Local Grocery
- Restaurant
- Barret Ave. Plaza and Farmer's Market
- Enhanced Bus Shelter
- Bike Share Facility

**Creativity**
- Local Grocery
- Restaurant
- Barret Ave. Plaza and Farmer's Market
- Enhanced Bus Shelter
- Bike Share Facility

**Health**
- Local Grocery
- Restaurant
- Barret Ave. Plaza and Farmer's Market
- Enhanced Bus Shelter
- Bike Share Facility

**Authenticity**
- Local Grocery
- Restaurant
- Barret Ave. Plaza and Farmer's Market
- Enhanced Bus Shelter
- Bike Share Facility
PARISTOWN GREEN | Community Priorities

**Improve Connectivity**

**Enhance a Unique Sense of Identity**

** Foster Creativity**

** Utilize Modern Sources of Energy**

** Improve Citizens' Health**

** Provide Multiple Options for Living**

1st floor of buildings be local-commercial stores geared toward needs of residents - ie grocery, lunch venue

Front porches, people who see each other, know each other, not high-rise condos

Having it be a hub of activity related to health, exercise, gardening, meeting, entertainment, bike paths, walkways

Diversity, inclusion, equity, especially in the development of housing and access to food for ALL

The greenest building is the one you don’t have to build. Save and renovate the buildings, salvage as needed

Planned intergenerational neighborhood where strong relationships develop naturally from community

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# PARISTOWN GREEN Timeline for Success

**Due Diligence**

- **6 MONTHS**
  - Financial - Funding Sources - Partners Committed to Move Forward Immediately

**Zoning & Planning / Environmental & Sustainable Site Prep.**

- **18 MONTHS**
  - Public Meetings - Community Engagement and Input
  - Engineering, Environmental, and Site Master Planning
  - Land Use Changes

**Design & Construction Documents**

- **12 MONTHS**
  - Architecture and Engineering Design

**Site Development**

- **12 MONTHS**
  - Green Space Remains Open to Public During Construction

**Building Construction**

- **24 MONTHS**
  - Early start with adaptive reuse and renovation of existing structures - Upon removal of hazardous materials - Eighty percent building reuse - Early completion