PARISTOWN GREEN
Redevelopment of the Urban Government Center Property

Louisville/Jefferson County Metro Government
Louisville Forward

— March 15, 2017 —
TABLE OF CONTENTS

COVER LETTER

1. CONCEPT PLAN

2. FINANCING & FUNDING PROPOSAL

3. DEVELOPMENT PARTNERS

4. DEVELOPMENT TEAM QUALIFICATIONS

5. COMMITMENT TO FAIR LABOR STANDARDS
MARCH 15, 2017

Laura Ferguson, Assistant Director  
Louisville/Jefferson County Metro Government  
Louisville Forward  
444 South 5th Street, Suite #600  
Louisville, KY 40202

Underhill Associates LLC  
c/o Jeffrey A. Underhill, Principal  
Team Paristown Green  
5104 South First Street  
Louisville, KY 40214

Re: Metro Louisville Urban Government Center Sustainable Redevelopment Plan Solicitation

Dear Ms. Ferguson and Selection Committee,

Underhill Associates is pleased to respond to this RFP and welcomes the possible opportunity to work with the Louisville/Jefferson County Metro Government and the community to translate their vision into an innovative and sustainable development plan for the former Urban Government Center (UGC) at 810 Barret Avenue. As a Louisville-based company, Underhill Associates understands Louisville’s development trends, and we are deeply committed to helping the city grow and prosper through investment and extraordinary effort put into catalytic projects. Our projects must have a purpose. We are committed to creating value that benefits the surrounding community and doing so in an environmentally conscious manner. We are also committed to preserving Louisville’s historic fabric and have been honored to receive several historic preservation awards for projects of measure.

Our development approach for “Paristown Green” (former UGC) will provide an anchor for the neighborhood, be an economic catalyst and a complement to nearby development efforts, reflect the goals established in Vision Louisville, and reflect the ambitions of the neighborhood and greater community. Our team and approach is built to meet every objective described in the RFP: 1) expertise in sustainable planning and building technologies; 2) commercial opportunities that serve the needs of neighborhood residents; 3) an inclusive approach to mixed income housing; 4) a walkable, well-connected development plan; 5) a creative approach to community activity; 6) yielding accessible green space and open spaces conducive to healthy and active enjoyment and living; and 7) a development that reflects the unique character and history of the Paristown Pointe neighborhood.

We believe we have put together an incredible development team to interpret, define and implement a citizen-inspired approach to transforming the former Urban Government Center into the “Paristown Green” development.

**Developer** – Underhill Associates  
**Master Planner/Urban Design** – MKSK  
**Architect** – Pimsler Hoss Architects  
**Environment & Planning Coordination** – Lazarus Group  
**Landscape Design, Community Outreach & Historic Preservation** – Green 3 Studio  
**Integrated Energy Engineer** – Ramboll  
**Green Infrastructure** – Williams Creek Consulting  
**Structural Assessment** – ARSEE Engineering, Inc.  
**Financing** – Bank of America, Kentucky Realty Advisors, LLC  
**General Contractor** – Brasfield & Gorrie

We have already built strong support from key stakeholders such as Bellarmine University who support the inclusion of the University’s graduate student housing. Additionally, we bring Highland Community Ministries and Signature Health Care who support the senior housing with enhanced health services and the child care facilities planned for the project.

Please find included in the attached proposal our shared vision with the community along with our approach and development concept for “Paristown Green.” We have supported our plan with the funding and financing proposal, project team resumes including local WBE inclusion, and letters of intent from our partners. Our team understands the challenges and opportunities in seeking to better integrate this area into the fabric of the neighborhood. The Paristown Green team firmly believes we are best positioned to understand and meet the complex needs of this multigenerational, community rooted project. Throughout the process, we will engage and build support from the community and stakeholders to realize and continue to build a shared community vision. It is the ability to listen to the community and then deliver that will prove to be of utmost importance. It is here where Underhill Associates excels. We would be honored to serve the Louisville/Jefferson County Metro Government, community stakeholders, and the neighborhood in realizing the vision.

Sincerely,

Underhill Associates

Jeffrey A. Underhill, Principal  
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502.581.8800
1. CONCEPT PLAN
1. CONCEPT PLAN

INTRODUCTION

The Urban Government Center provides a unique opportunity to create a new impactful development at the convergence of several neighborhoods. Through extensive preservation of significant historic structures and the strategic construction of new low-rise structures, which help rebuild the streetscape, this 12-acre urban redevelopment will be an anchor for the area, and be an economic catalyst complementary to nearby development efforts.

With much feedback from neighbors, we have created a thoughtful mixed use development plan which does not turn its back to the community — it opens to and welcomes neighbors. There will be multigenerational housing including high-rise independent living and nursing care units for seniors, and mid-rise graduate student housing in historic renovations. Additionally, new street level town homes for families will be built on scale with nearby existing homes, and a space for a potential branch of the Louisville Free Public library will be provided. Retail will be built to re-establish a commercial corner on Breckinridge Street, which will include a local neighborhood grocery with farmer’s market, a bike shop, and a restaurant. Also, services such as child daycare and a gym/physical therapy center will be added along Vine Street. Additionally, due to the height of existing buildings, this site has the potential for density, sufficient parking, and importantly, it allows for a generous amount of green space to provide a beautiful neighborhood pedestrian connector of lawns, landscaping, gardens and public art. This space will welcome respectful enjoyment of neighbors wanting to relax, recreate, read, and picnic on this expansive green. We are exploring opportunities to enhance this outdoor space with amenities such as a garden with benches, picnic area, bike share facility, bocce court, or outdoor chess board. The result of these efforts will provide a development that provides opportunities to live, work, workout, study, retire, heal, eat, mix and meet — all in the same community.

The plan for Paristown Green promotes connectivity in many ways. It will serve as a linkage between downtown and several significant city neighborhoods by cleaning up the Barret property and providing new destinations. It will provide a bridge between the neighborhoods of Germantown, Shelby Park, and Paristown Pointe by filling in a large vacant property with new residents and services. Most directly, Paristown Green will create a safe pedestrian friendly connection between large neighborhood employers like Kindred and Peak 10 and between attractions like Wiltshire Pantry, Seidenfaden’s, Louisville Stoneware, The Cafe, and soon Goodwood Brewery and the new arts venue, the Kentucky Center for the Arts.

Our development team is a proven group of professionals with a track record of successful urban neighborhood redevelopment. The team will work closely with neighbors to ensure that the final product is shaped and supported by the surrounding communities. We are proud to have Bellarmine University as a member of our development team. We also are excited to continue and expand our long relationship with next-door neighbor Highland Community Ministries to provide social services to our senior residents and to operate our on-site daycare. Also on our team, Signature Healthcare will manage skilled nursing care on site and potentially coordinate certain interactive services with Kindred Healthcare. Lastly, we will partner with local grocer Rainbow Blossom to provide a natural food market concept to potentially anchor the neighborhood servicing commercial at the site.

The project lead, Underhill Associates, has won numerous historic preservation awards, including the 2016 Commercial Preservation Project of the year for Germantown Mill Lofts. It is a local company with a strong reputation that will be hands on with an on site office to handle property management. With a track record of numerous successful redevelopments, we have received an expression of interest to finance from the largest bank in the country.

Our team members have vast experience in environmental issues, architecture, landscape architecture, civil engineering, connectivity, neighborhood engagement, sustainability, construction management, etc. necessary to make this a model project.
1. CONCEPT PLAN

“SO, WHAT’S IN A NAME?” ............ “A LOT”

PARISTOWN
HISTORY: Choosing this name to be part of the naming of a major redevelopment honors the rich history of this neighborhood from the days when it was originally settled by French Huguenots. It also pays tribute to the longtime location of Baptist Hospital — birthplace of many Louisvillians.

NEIGHBORHOOD: We are proud to be part of a neighborhood that is conveniently located and active in shaping its future. It has been satisfying to be in conversation with so many neighbors and area stakeholders in our efforts to best shape our submission.

CONNECTIVITY: Our project name takes into account its general location, its particular setting in Paristown Pointe Neighborhood, and the exciting development to soon take place on Brent Street. It also respects the site’s existing status of being woven in between various nodes of activity. We have paid keen attention to linking the site to its surroundings, while retaining its ability to act as a focal point of its own.

IDENTIFIER: This name, representing a quality development project will help enhance the area by way of the increased focus that the site and the neighborhood will receive, and the marketing that the name will support. Retaining the “Paristown” roots in the name will assist in bringing positive attention and more familiarity to other investments in the neighborhood, and the surrounding community. We have achieved these results with Westport Village and Germantown Mill Lofts, and look forward to similar excitement that will be generated in this project.

GREEN
GREENSPACE: A big attraction with our plan is that we are preserving the tall historic structures which allows for density while also accommodating parking, and most importantly the creation of large park areas of grass, trees, landscaping and gardens, art, and active amenities — which are open to the public. The intent is to encourage an open door to neighbors, whether passing by, through or to the project.

PEDESTRIAN & BICYCLE FRIENDLY: We are building pedestrian walkways and urban bikeways into our plan that encourage connectivity with surrounding blocks. Our new construction of townhomes will be on a scale that is attractive and compatible with neighboring homes. We will rebuild our structures with near, or zero lot lines, up to the street fronts as the neighborhood used to be, encouraging more walkability in a safer environment.

SERVICES: New opportunities to bike and use transit will follow the integration of a future Metro bikeshare station co-located with it an innovatively designed TARC bus shelter. Our on-site grocery, day care, restaurant, library, and workout facilities will not only mean fewer driving trips for our residents, but also for neighbors. Our housing options will provide expanded living opportunities for a number of people who currently work in the area to be able to walk to work.

ENVIRONMENTAL EFFICIENCY: We will renovate existing structures, and build new using high efficiency products. A project of this scale affords the opportunity to utilize modern more efficient district heating and cooling, as well as integration of solar and geo-thermal energy. Sustainability will be a focus and it will guide our choices, starting with reusing as many structures as possible.

PRESERVATION: In itself, the renovation of existing resources is very green and respectful to the built environment. Rather than demolishing these substantial buildings in distress, and needlessly filling landfill space to build new (often with lower grade materials), we will proudly restore these buildings to new and exciting reuse. In the process, we will minimize the need to dig new foundations and ship in new products, thus resulting in a more carbon neutral and far greener process with less dust, noise, and disturbance.

MOVEMENT: “Green” conveys movement toward development that is more sensitive to the environment, energy efficient, sustainable, healthy, and livable within the context of innovation.

We proudly choose the name of PARISTOWN GREEN to represent our extensive efforts to be a major positive for the area and to be green in the manner in which we bring it to fruition.
1. CONCEPT PLAN

NEIGHBORHOOD PARTNERS

In creating a development plan for the Metro Urban Government site, Underhill Associates has assembled a team of distinguished professionals in various trades with the experience necessary to submit a winning strategy and with the capability to carry out the plan. We assume that each of the development groups submitting a proposal will also have teams of qualified professionals offering creative ideas.

As such, this begs the question, “So what will differentiate the plans and make one stand out as best for the surrounding neighborhoods?”

Underhill Associates has a history of working extensively with neighbors to address their desires and needs as we formulate a successful development plan. Examples of broad based neighborhood collaboration and plans which were developed with community input include the George Rogers Clark School Condominiums in Crescent Hill, the Brook & Oak Project in Old Louisville, Worth Plaza in the Highlands, Westport Village in Graymoor Devondale, Germantown Mill Lofts in Germantown & Schnitzelburg, and current efforts at Colonial Gardens in the Beechmont-Iroquois Neighborhood. With each of these projects, we sought to involve neighbors in design and services offered, and we took great strides to make the resulting projects reflect as many of their desires as was feasible.

In developing our plans for Paristown Green, we called on as many neighbors, neighborhood stakeholders and associations as possible to gather their ideas, discuss our team vision, and formulate the most responsive development plan. Our efforts to listen and communicate have included members of the Neighborhood Associations representing German-Paristown, the Original Highlands, and Paristown Pointe. We have also communicated with Metro Council representatives and nearby businesses including Kindred Healthcare, Seidenfaden’s, Louisville Stoneware and Wiltshire Pantry. Additionally, we have discussed the site and its possibilities with vital neighborhood organizations such as Highland Community Ministries and Tayl’rd Youth Services. In these conversations, we received valuable input and incorporated this into the development process for our ultimate vision for Paristown Green.
The valuable input which we received from neighbors helped us to formulate what we believe is a truly responsive proposal that incorporates the community's desires into a sound development plan. Key components in our plan which align with neighborhood desires are:

Paristown Green is a mixed-use development plan that emphasizes multigenerational housing as its core. We have also integrated a key focus on neighborhood servicing commercial uses to include a local grocery, a farmer’s market, a fitness center with physical therapy, a daycare, a breakfast restaurant, and a bike shop. Additionally, we have incorporated desires to provide a new home for a public library community branch.

Our team reached consensus that the buildings were historic, and they should be preserved. The historic buildings' large scale yields density while at the same time allowing for generous parking and greenspace. As a result, our plan provides for large areas of park-like greenspace including recreational areas that welcome neighbors with public amenities like the bikeshare, innovative bus shelter, connectivity infrastructure, and public art. We expect to heighten the impact of the public art and innovative bus shelter components by seeking neighborhood input on both the design selection, as well as the selection of local design/build teams to implement these amenities.

Additionally, we have responded to neighborhood input through the specific elements incorporated into our plan to help make the area safer and more walkable by creating more attractive walkways and green connections. As desired by neighbors, we will build back the retail corners on Breckinridge Street. We will also construct or provide street-front townhome housing along Breckinridge and Vines Streets on a scale compatible with nearby homes, making the sidewalks more welcoming.

Besides working to boost the local food system with integration of a local grocer in the neighborhood, we have explored additional companion uses. Creating the space for an “easy load in — easy load out” farmer’s market is part of our plan. We have additionally received feedback from neighborhood association members regarding the existing community garden plots that lie adjacent to 852 Vine Street and the large parking lot on Vine. This community garden spot provides a recognized benefit to the neighborhood that the Paristown Green plan would like to help encourage and support.
YOUTH ENGAGEMENT

Our proposal is multigenerational in that it includes independent housing for seniors, nursing care, graduate student/married student housing, townhomes for families, and a daycare. At the same time, in every neighborhood, there are youth who too often feel disenfranchised and find themselves without good opportunities. Youth engagement in the Paristown Green multigenerational approach is certainly on our radar. We have explored the possibilities of integrating healthy interaction and youth mentoring into programming at the site. Fortunately, in this neighborhood, there is an effort to do something productive in dealing with these concerns, such as those provided through Highland Community Ministries and the Tayl’rd Center.

Our team would like to be part of the solution by working with these organizations to help provide opportunities for success. We have explored a possible partnership with a successful program in Indianapolis called Indy Yoga for Youth. IndyYogaMovement.org has provided input based on a Newark Yoga Movement successful model. Their creative approach of integrating yoga and fitness into youth assistance programs has demonstrated that students not only increase strength and balance, but also improve focus, patience, maladaptive behaviors, and academic performance. In such a program we would seek to work with our on-site fitness operator Flex Appeal and coordinate yoga classes as an outreach to at-risk youth who can enjoy healthy interaction with business professionals to create mentorship opportunities and perhaps friendships. We are confident that with the groups already present in the neighborhood we can help craft a plan that will reward youth participation with job opportunities in our development.

The flexibility of the Paristown Green plan provides ample opportunity for programming of greenspace use. We are excited to take future steps to formally identify activity areas within the Paristown Green site plan that the neighborhood could advocate for specific components to be added based on interests, needs, and desires. Whether these are a bocce ball court/lawn bowling, areas for chess tournaments, an apiary, or other concepts, we are excited to consider creative programming for fun that will fit into the overall vision of a green and connected part of the neighborhood. Through our attention to community input, we expect Paristown Green to intrinsically and naturally draw citizen interaction.
THE PARISTOWN GREEN VISION

In his 1981 essay, “Solving for Pattern”, Kentucky author and poet Wendell Berry explained the complex interconnected system that can exist on a well-functioning small farm. In this explanation of the small farm system, Berry highlighted a symbiotic system. He noted that if the farm could avoid the stresses of mechanization, it could more readily operate in a self-sustaining manner.

Similarly, in a comprehensive redevelopment strategy there are ways to more sustainably integrate and address community needs. The demands on the system may be widely varied. These range from different demands placed upon a building used by different generations of residents, to the particularities of retail and commercial cold storage for a grocer, to storm water retention and reuse, to a breadth in energy solutions to fit different types of construction. The ability to attain the anticipated level of user service while reducing energy demands, decreasing waste streams, and aligning cost efficiencies is another form of “Solving for Pattern.” This is our vision for Paristown Green.

In crafting and applying this philosophy to the UGC property we have taken heed from Vision Louisville on the task at hand – especially in regard to the connection between a community’s values, priorities and the built environment. As stated in Vision Louisville, the built environment is a manifestation of its community, and can likewise inspire actions, attitudes, and opportunities onto those who experience it.

Underhill Associates has assembled a remarkable team for the Paristown Green project. This team is poised to address and fulfill the goals of the greater neighborhood and community that began with Vision Louisville and continue today with the ongoing Comprehensive Plan 2040. These community goals have been distilled into a planning directive: **“CHASE”**

**Connectivity – Health – Authenticity – Sustainability – Economy.**

With this directive in mind, our team quickly gravitated to examining how to save the buildings and shift to a more well-rounded community use. We seek to build for a variety of housing types, and prices, and specifically meet the needs of both seniors and young adults while respecting the existing neighborhood and its Traditional Neighborhood Form District status.
1. CONCEPT PLAN

SITE PLAN

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
10. Community Open Space
11. Bikeshare Facility
12. Brent Street Pedestrian Connection
13. Enhance Existing Community Garden
1. CONCEPT PLAN

VISION LOUISVILLE GOALS

The design of Paristown Green was informed and inspired by the values and ideals set forth by Vision Louisville, and will continue to be shaped by neighborhood residents. The seven goals outlined in Vision Louisville are not just met through the proposed site plan, but celebrated and emphasized. As summarized below and illustrated in the graphics in the following pages, Paristown Green surpasses these goals and shares the city’s vision for a connected, creative, competitive, and compassionate Louisville.

Connectivity

The proposed site plan emphasizes an interconnected and walkable network of rehabbed buildings, new residential/commercial development, open spaces, and bicycle trails and facilities. At its edges, internal pedestrian and bicycle paths link to the surrounding neighborhood, becoming a critical connector between Paristown Pointe and Original Highlands. Neighbors and residents will enjoy a seamless and walkable linkage between two neighborhoods that were once divided by this site.

Sustainability

Paristown Green has the ambitious goal of rehabbing and reusing more than 90% of the site’s existing buildings. In addition, the project team will create a Site Energy Plan to evaluate the use of alternative energy sources and efficient building efficiencies. The site design will also attempt to address the Urban Heat Island Effect through a dense tree canopy and cool roof installations. In order to encourage a multi-modal mobility, bicycle and transportation facilities will be provided throughout the site.

LIVABILITY

Multi-generational housing is at the heart of Paristown Green. Through the adaptive reuse of two buildings, the development aims to provide both Senior Housing and Graduate Student Housing. The bulk of the remaining site is dedicated to townhomes, which seek to attract families and individuals of all ages. The result is a development that serves a diverse cross-section of the Greater Louisville community in terms of age, income, race, and backgrounds.

Health

Paristown Green is envisioned around its most prominent feature, a large and centrally located urban park. This neighborhood feature has the potential to become the “Living Room” of the Paristown Pointe Neighborhood, and provide an opportunity for the community to come together. Along Barret Avenue, a smaller open space may host Farmer’s Markets and other community events.

Authenticity

When fully realized, Paristown Green will feel like a vital part of the neighborhood it will anchor. Through extensive community engagement, the Team is fully committed to delivering a product that is an authentic representation of Paristown Pointe, its history, and its residents. The project team will consult neighborhood residents in the selection of a local artist, or artists, to design public art for the development, including a prominent gateway sculpture along Barret Avenue.

Creativity

Paristown Green will be a space for the community to come together, both through the addition of new open spaces that encourage interaction and through the new businesses and institutions it will introduce to the neighborhood. Residents and neighbors will enjoy access to local tenants that will add educational opportunities, such as a childcare facility and a potential Louisville Free Public Library branch. New and enhanced connections along Vine and Brent Streets seek to create linkages to the arts and entertainment district planned around Louisville Stoneware.
1. CONCEPT PLAN

VISION LOUISVILLE GOALS

- Senior Housing, Skilled Nursing & Potential Library
- Local Grocery
- Restaurant
- Garden & Farmer’s Market
- Parishtown Gateway Art
- Community Garden
- Graduate Student Housing
- Market Rate Townhomes
- Childcare Services
- Restaurant + Gym
- Community
- Open Space
- Neighborhood Green
- Bicycle/Pedestrian Pathway

Connectivity  Economy  Health  Authenticity
Creativity  Sustainability  Livability
1. CONCEPT PLAN

ARCHITECTURAL CHARACTER

A sensitivity, respect and appreciation for the historically significant structures on the property provides an inspiration from which much of the new development shall follow. Removing the unintentional additions and restoring and revealing the underlying historic features of the original hospital is fundamental to the design exercise. Creative adaptive reuse of the structures will be achieved while simultaneously adhering to the Secretary of the Interior’s Standards for Rehabilitation.

The mid century structure which at one time housed nursing students shall be repurposed for graduate student housing in a similar manner. Essential components of the underlying building shall be evaluated and the hope is to restore the original structure, remove the unnecessary additions including the emergency management equipment and provide for a modern facility for students and their families. The rooftop garden is anticipated to remain, and be upgraded as an amenity on this historic structure capitalizing on the views of the downtown district.

Creative adaptive reuse is anticipated in the historic power plant and tower, which still occupies a significant corner of the existing site. Recognizing some of the limitations of the existing structures and capitalizing on both potential opportunities and uses for the reclaimed structures the architectural design shall integrate these oftentimes contrasting characteristics into a meaningful product.

Sustainable design focuses on the adaptive reuse of the existing structures when appropriate and recognizing that some of the structures might not have further use in their current configuration. New development shall focus on appropriate products, materials and related features representing appropriate energy related features. Light and view corridors shall be respected and provide for environmentally satisfactory relationships among existing and new structures.

Respect for and successful adaptation of the existing structures are not the only guiding principles of design for the project. The redevelopment plan and the new structures will provide a respectful nod to the existing surrounding neighborhoods in both scale, style and materials. The existing structures on site are taller than many of the existing residential structures. New buildings shall readily provide for the transition from the mid-rise historic structures to three and two story structures stepping down to the pedestrian corridors and ultimately into the adjoining predominantly residential neighborhoods. Consistent with the surrounding neighborhoods, materials such as brick, divided lite windows and doors, and simple roof lines shall be integrated into the proposed structures.

In an effort to recognize and compliment the importance of connectivity throughout this redevelopment plan, front doors shall address the pedestrian corridors. Vehicular parking has been relegated to the rear of structures in all locations, providing for a new urbanist approach to streetscape design and well thought out corridors providing connectivity for both vehicles, pedestrians and bicyclists. In keeping with the mixed-use nature of this redevelopment, parking will be shared and accommodated on-site for all users.

Understanding the relationship of the built structures with the natural environment is evident in the preliminary design where open spaces create a breather from the proposed and existing structures in the new development. Much like the existing surrounding neighborhoods, the density of development is not imposing but rather intended to maintain a rhythm of built and open space allowing for relief, livability and pleasure rather than over development with large imposing single block faced structures. Open park spaces provide for both recreation and relaxation amidst the totality of the proposed redevelopment. A community which compliments the surrounding neighborhoods is anticipated to become integrated into the larger community at hand.

The redevelopment of the UGC site is envisioned to be a model for redevelopment incorporating connectivity and livability, space for community and public activities in a sustainably designed manner.
1. CONCEPT PLAN

SITE USES: LIVE, WORK, PLAY

- Grocery
  - 1 Story
  - 6,500 SF

- Senior Housing + Skilled Nursing
  - Adaptive Reuse
  - 130 Housing Units + 100 Nursing Units

- Restaurant
  - 1 Story
  - 2,500 SF

- Farmer’s Market

- Enhanced Bus Shelter

- Bike Share Facility

- Potential Library
  - Adaptive Reuse
  - ±16,000 - 20,000 SF

- Childcare
  - 1 Story
  - 5,400 SF

- Restaurant & Gym
  - Adaptive Reuse
  - 7,700 SF

- Graduate Student Housing
  - Adaptive Reuse
  - 76 Units

- Townhomes (Typ.)
  - 3 Stories, 54 Total Units
Located between Beargrass Creek and Barret Avenue, Paristown Pointe is nestled among some of Louisville’s most vibrant urban neighborhoods. A prominent location west of the railroad, as well as multiple access points, gives Paristown Pointe the potential to become a gateway from Smoketown and Phoenix Hill into the Highlands and Germantown. The vision for Paristown Green recognizes this opportunity, and creates a meaningful urban redevelopment that seeks to transform the neighborhood it calls home and better connect it to its neighboring areas.

**CHALLENGES**

The UGC site is located at the southeast corner of Paristown Pointe, and is largely characterized by uninviting open asphalt spaces, vacant and underutilized Metro services buildings, and poorly maintained amenities. In fact, visitors are currently greeted with a “No Thru Traffic” sign. These factors create a significant barrier that dampens the pursuit of active transportation through and across the neighborhood.

The recent Louisville Central Rail Corridor Plan from September of 2015 aptly explained the barriers to connectivity in the general area, including nearby neighborhoods, as hindered by the presence of one-way street patterns, dead-end streets and the railroad.

The UGC site sits at a challenging position regarding the street network. A result of geography and land pattern development in the 1800’s, the site has rested at a bit of a friction point with regard to different street systems – this has posed considerable challenges in street access in the past. East-west travel is mostly accomplished by Breckinridge Street, running one-way to the west with traffic counts between 3,400 (2013) to 4,771 (2012). Some retail users of the site may seek reconsideration of Breckinridge Street as one-way in favor of two-way. If possible, our project would seek discussion and analysis to address the potential concerns of users. North-south vehicular travel is provided by Barret Avenue, with a traffic count of 11,900 (2013). This provides a certain amount of visibility that is of interest to neighborhood-serving retail, as is evident by the success of Wiltshire Pantry. Along Barret Avenue, TARC Route 21 services the site, connecting it to Downtown and Bellarmine University.
1. CONCEPT PLAN

TRANSFORMATION

Though our plan fully considers automobiles and addresses needed parking, we have taken great pains to design the Paristown Green project around connectivity for pedestrians and cyclists. This is evident in the core element of our site’s landscape design – a sweeping diagonal promenade that extends from Barret Avenue toward a new greenspace flanking the hospital building, eventually crossing Vine Street to create a small neighborhood park that connects to Goullon Court.

This proposed connectivity emphasizes community interaction and movement through the site. The site plan prioritizes connectivity through the addition of a future bike share facility and an innovative bus stop to promote and encourage transit use.

As can be seen in the graphic above, pedestrian and bicycle movement within the site is not an afterthought, but a major design consideration. Pedestrians will enjoy tree-lined pathways connecting new and existing buildings with open spaces, and cyclists will find strategically placed bicycle parking throughout the site.

Keen on the “interstitial” nature of connectivity within Paristown Green, we have intentionally linked site pathways within the surrounding sidewalk network in order to invite nearby residents to enjoy the new amenities provided through this redevelopment. For instance, an enhanced pedestrian connection to Brent Street seeks to create a physical connection between this site and a potential arts district occurring around Louisville Stoneware to the north. Another significant connection to the surrounding area includes a pedestrian and bicycle linkage with the existing park-like terminus of Goullon Court.
There is also an opportunity to restore and enhance the existing stairway that connects Goullon Court with Breckinridge Street. We will emphasize this asset, work with the neighborhood to ensure it has a name, and save the legacy limestone stairs while examining means to integrate bicycle slide engineering to assist cyclists progress this way.

When users and visitors of Paristown Green experience the site and its surroundings, they will quickly note infrastructure that was designed with complete streets in mind. Pedestrians will cross streets with greater ease afforded by sidewalk extensions/bump-outs, clearly marked crossings, and attractive wayfinding. Additionally, traffic-calming measures will be incorporated along Vine Street, which is re-envisioned as a residential corridor.

**LONG-TERM OPPORTUNITY**

When venturing beyond the UGC site, cyclists can currently take advantage of the Breckinridge Street bicycle lanes heading west into Smoketown and Downtown. In the long term, there is potential for an integrated bicycle and pedestrian network along Beargrass Creek that can link into Paristown Green, and connect it with a regional system of trails and open space.

The Beargrass Creek Greenway Trail Extension took significant steps in alternatives analysis in 2016. Completing this section of the Beargrass Creek Greenway is part of the Louisville Loop Master Plan and Sustain Louisville, the city’s sustainability plan. Both plans aim to promote improved recreation and non-motorized transportation networks through parks and green spaces. Specifically, the Beargrass Creek Greenway will improve connectivity between many of Louisville’s most historic and cherished parks and neighborhoods. The public will have several opportunities to weigh in on the plan as it goes forward. Once complete, the plan will present alternatives for trail alignment, identify opportunities for ecological restoration, and open up opportunities to attain additional funding for future stages of the project.

In the examination of this trail, the goal was to review establish a connecting trail north and east along the Middle Fork of Beargrass Creek. However, encouraging news continues. The potential for bike/ped connectivity along the Middle Fork of Beargrass creek has been identified and discussed, and included in graphics to portend hints of future connectivity options – which would be key assets for Paristown Green.

A Paristown Green team member started www.ConnectOurCore.org four years ago as a local advocacy effort seeking to create a Community Connectivity Initiative to improve connectivity between and among urban core neighborhoods. A key goal is to build a framework for urban pathway connectivity in Louisville and Southern Indiana Key among the potential projects is Beargrass Creek’s Middle Fork – an urban waterway, controlled by MSD that could link neighborhoods from the Ohio River to the south beyond Tyler Park and Germantown. Not only does Paristown Green stand to benefit from increased urban pathway development and better integration into the Bicycle Master Plan, but the Paristown Green team will remain a strong advocate for connectivity needs.
1. CONCEPT PLAN

SUSTAINABILITY

The Urban Government Center is no stranger to sustainability concepts. In fact, elements of sustainable practices remain widely evident on site at present in the form of the Grow More Mow Less demonstration project, and even the Intensive Green Roof on top of the Police building. The Paristown Green project will respect these themes and expand upon them in the way that we redevelop the property.

Underhill Associates has built a team that can perform, and one that can do so integrating elements of the project to achieve the vision - solving for pattern through efficiency gains that accrue directly from green construction efforts. We have outlined how our on-site lessees and tenants as well as neighborhood users of Paristown Point will engage in food system activities such as farmer’s market events, shopping local at our on-site grocery, and enjoying the community garden on Vine Street. The overall sustainable benefit of our plan is also inextricably linked to the partners we choose, and the construction, rehabilitation, and energy choices we make.

Construction materials and considerations will be elevated to match our energy efficiency goals in concert with our design and aesthetic needs. Not only will removal of large unbroken expanses of existing asphalt assist the UGC’s current heat island profiles, but the Paristown Green plan will integrate cool roof installations with approved products to take action against heat island concerns, and to increase energy efficiency. The project will also fully explore and utilize the new Cool Roof incentive from the Louisville Metro Office of Sustainability’s new Cool Roof Rebate Program.

To respect our Paristown Pointe and Original Highlands neighbors, we will closely review and adhere to proper specifications when selecting outdoor LED lighting. We will adhere to the International Dark Sky Association guidelines in product selection and ensure tasteful (not eye piercing and harsh) blue-rich white light. Indeed, the case against blue light is well founded with regard to discomfort glare, circadian rhythm disruption, light scattering, skyglow and biological system disruption in wildlife. Plus, outdoor lighting with high blue light content is more likely to contribute to light pollution because it has a significantly larger geographic reach than lighting with less blue light. We will take all of this into account, and will expect to field design alternatives with neighborhood groups for input.

ENERGY: Paristown Green will not just examine its energy use and increase its efficiency, our partners with Ramboll Environ will go the extra step and craft a Site Energy Plan. By conducting a full alternatives analysis the team can best craft options for potential energy savings, efficiency gains, and production. Our ambitious effort to build upon the energy advantage of reusing more than 90% of the existing buildings on site will be matched with the optimal mix of District Heating & Cooling, Geothermal, and Solar power generation solutions.
1. CONCEPT PLAN

Ramboll is already working on other projects including a district heating project at MIT, a 30-year Master Energy Plan for the City of Cambridge, Massachusetts, a steam to hot water conversion study for Wesleyan University in Middletown Connecticut, and an Energy Master Plan for the University of San Francisco in California. We are thrilled to bring their breadth of experience to Paristown Green here in Louisville.

The Ramboll team can bring a number of valuable elements to examine the UGC site. Paristown Green will gain a deep understanding of the strategy and energy planning process, as well as successful frameworks and drivers for low carbon energy projects from both the district energy network and energy production perspective. Our partners in energy regulation will also provide in-depth technical knowledge of energy technologies, such as PV, combined heat and power, district energy, networks, smart grid, and solar thermal.

Our energy team is committed to a responsible and holistic approach that fits the vision for Paristown Green. Ramboll created a self-financed research and development initiative, the Livable City Lab (LCL), to research livability in cities and how to support the growth of cities in a contemporary, efficient, sustainable and livable fashion. We are truly delighted to bring their expertise to Louisville to leverage on community beneficial outcomes in our energy solutions for this site.

We fully expect to utilize Kentucky’s Energy Project Assessment Districts (EPADs) legislation to finance the ambitious energy plans at the site. The ability to replace and update the entire energy source profile at the Paristown Green site is a unique opportunity, and helps make this extensive historic property redevelopment feasible. In our discussion of water resources we will also note energy savings to MSD through our plans for integrating adaptive storm water management, and reducing CSO volumes.
1. CONCEPT PLAN

WATER: The importance of water within the context of a sustainable redevelopment project of any size cannot be understated. In fact, the UGC site lies at the farthest reach of the 1937 flood, as it snaked up through Paristown Pointe to where Brooke & Billy’s building still sits. This graphic above shows the full extent of the 1937 flood and how it followed to the end of Brent Street.

Paristown Green will consciously address stormwater, wastewater, and water quality. Our partners with Williams Creek Consulting will design the site to include multiple water engineering innovations to improve the overall performance of the Paristown Green site.

Our commitment to a vision of sustainability in our project and design approach will be reflected in our investment choices and maintenance requirements. We will solve for pattern and balance efficiency gains and financial priorities with the opportunity for better treatment of the ecosystem. We recognize design choices must provide long term viability and financial success. We strongly believe a project can only be sustainable if it can sustain over time. The historic structures at the Urban Government Center site have demonstrated their sustainable value, now in the site’s re-invention we will take steps to extend that life cycle while specifically planning, design and implementation of Green Infrastructure.
1. CONCEPT PLAN

GREEN INFRASTRUCTURE

Our partners at Williams Creek Consulting have engineering experience in innovative green infrastructure. They will be on hand to guide the analysis, planning, design, construction, and maintenance of Paristown Green’s green infrastructure.

CONSOLIDATED GREEN INFRASTRUCTURE is the incorporation of best management practices (BMPs) within already planned capital improvement projects. By adding BMPs to planned projects, such as street reconstruction, streetscape enhancement or infrastructure upgrade projects, Consolidated Green Infrastructure is able to provide significant stormwater benefits at nominal costs. The Paristown Green project will deploy Consolidated Green Infrastructure wherever possible with existing capital improvement projects, and hardscape improvements slated for our plan’s implementation. This consolidated process will allow for leveraged infrastructure investment helping to meet triple bottom line sustainability initiatives. We will coordinate these gains with additional benefits of distributed green infrastructure investment.

DISTRIBUTED GREEN INFRASTRUCTURE is typically used within the public right-of-way and can be designed as small storage and infiltration systems, or implemented as part of activities to reduce impervious area or disconnect direct discharge from impervious surfaces. Examples of storage and infiltration Distributed Green Infrastructure practices include rain gardens, vegetated swales, permeable pavements, and tree wells. Reductions in impervious surfaces can be accomplished through practices such as street dieting, demolition of unusable structures and replacement with open space, conversion of underutilized parking lots to greenspace, or deploying institutional controls on redevelopment projects requiring reductions in impervious area. Distributed Green Infrastructure projects also provide opportunities for public outreach when implemented near schools or public community centers. Distributed Green Infrastructure within Paristown Green’s target watershed will significantly decrease both the peak rate and volume of runoff that enters the combined sewer system (CSS).

One of the most important rules in implementing green infrastructure solutions is to emphasize maintenance. Accordingly, our partners at Williams Creek have developed a training program to teach green infrastructure maintenance and engineering practices in workforce development efforts. We expect to close the loop in our solving for pattern by fully exploring this possibility with local workforce development initiatives.
BROWNFIELDS

Among the most rewarding components of sustainable redevelopment is taking dormant or vacant buildings and properties and returning them to productive reuse. The UGC site is itself a brownfield site. Although environmental impacts to the site are not likely to be of a critical nature, there are certainly many items that may impede the site’s redevelopment: asbestos, lead based paint considerations, mold, and petroleum storage tanks.

The Paristown Green project will utilize the Phase I ESA, Phase II ESA, and various asbestos survey reports provided by Louisville Metro to guide its staged approach to redevelopment. The Metro APCD will be critical in assisting this site’s redevelopment as the asbestos and mold abatement challenges are well recognized. As with any brownfield site, unexpected issues may arise. Lazarus Group and its team of local, regional and international consultants will work closely with Louisville Forward to address any and all brownfield issues to ensure safe living for future occupants of our multigenerational Paristown Green project. If available, we will certainly seek Brownfield Cleanup Loan Funds to leverage on the known issues at the site.
1. CONCEPT PLAN

ILLUSTRATIVE VIEW 1: THE PROMENADE

The most prominent design feature in Paristown Green is a tree-lined Promenade that cuts through a large open green across from the old hospital building. The tree-lined pedestrian path runs East-West, connecting Barret Avenue and Original Highlands on the east with Paristown Pointe’s Goullon Court on the west. The Promenade is flanked by open lawns on each side, suitable for stormwater features and flexible programming that ranges anywhere from leisure play to community and arts fairs. The large green, anchored by an artistic gesture along Barret Avenue to be developed in tandem with the community, prioritizes pedestrian and cyclists over automobiles, while giving the development its front door and main gathering space.
Paristown Green re-imagines Vine Street as a vibrant and tree-lined residential corridor. Through the addition of traffic-calming and an improved streetscape, such as rain gardens, bump-outs, and brick sidewalks, Vine Street is transformed into a linear green that connects Breckinridge Street northward onto Paristown Pointe, and eventually Broadway. Along the site, Vine Street features a childcare facility, townhomes, and two prominent green spaces defined by a tree-lined promenade. The result is a livable street that connects rather than divides, and one that prioritizes pedestrians and bicyclists over the automobile.
The intersection of Breckinridge Street and Barret Avenue has the potential to become a walkable and vibrant node of activity. Paristown Green builds upon the excitement already occurring near this intersection with Wiltshire Pantry and Highland Community Ministries, and adds infill commercial to complete the corner and complement current offerings. A local grocery is envisioned for this intersection, becoming a pedestrian-scale front door for the development. Buildings are maintained at a single story to preserve and showcase views to the historic hospital building, and parking is screened and placed within the interior of the site. Along Breckinridge Street, Paristown Green maintains a tree-lined residential character that is in keep with the surrounding neighborhood scale.
2. FINANCING & FUNDING PROPOSAL

FINANCIAL CAPACITY

The ability of Underhill Associates to place debt, raise equity, and complete projects for over 40 years demonstrates the superior financial capacity of the firm. In the last 10 years, Underhill Associates has placed over $150 Million in debt and raised the necessary equity needed to finance all projects.

UNDERHILL ASSOCIATES 10-YEAR FINANCING HISTORY

<table>
<thead>
<tr>
<th>PROPERTY NAME</th>
<th>LENDER NAME</th>
<th>LOCATION</th>
<th>YEAR FINANCED</th>
<th>TYPE</th>
<th>AMOUNT</th>
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<tr>
<td>HERITAGE GREEN APARTMENTS</td>
<td>KHC Bond Issue (Nuveen)</td>
<td>Louisville, KY</td>
<td>2015</td>
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<td>GERMANTOWN MILL LOFTS</td>
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<td>LAKE’S EDGE APARTMENTS</td>
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<td>WESTPORT VILLAGE</td>
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<td>GB LONGWOOD/SP LONGWOOD</td>
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<td>GARDEN’S OF HUNTERS RIDGE</td>
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<td>WESTPORT VILLAGE</td>
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<td>SHELBY CROSSING</td>
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</table>

**TOTAL** $158,159,000

In addition to the banks named above, Underhill Associates has received financing through Chase Bank, Fifth Third Bank, PNC Bank, Citizens Union Bank, and Your Community Bank. Underhill Associates has never been involved in any bankruptcy proceedings and offers the following credit references:

Peter Rawlings - Grandbridge RE Capital  
Ryan Lambert - BB&T Capital  
Sam Boroughs - Avenue Bank  
Aaron Breeden - Aspen Management Company  
Phil Cooper - Main Source Bank  
Michael McAfee - Wells Fargo Bank  
Mike Lewis - First Internet Bank  
Tony Schoen - First Savings Bank
2. FINANCING & FUNDING PROPOSAL

LEVERAGING FINANCIAL INCENTIVES

The ability of Underhill Associates to place debt, raise equity, and complete projects for over 40 years demonstrates the superior financial capacity of the firm. In the past 10 years, Underhill Associates has placed over $150 Million and raised the necessary equity needed to finance all projects. Underhill Associates has already received strong interest from multiple financial institutions seeking to finance Paristown Green.

<table>
<thead>
<tr>
<th>DEVELOPMENT SIZE IN $'S</th>
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<tbody>
<tr>
<td>HERITAGE GREEN</td>
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<td>GERMANTOWN MILL LOFT</td>
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<td>BROOK &amp; OAK I &amp; II</td>
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<td>OLD LOUISVILLE STUDENT HOUSING</td>
<td>$18,000,000.00</td>
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<tr>
<td>MASON/PARKLAND</td>
<td>$5,000,000.00</td>
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<tr>
<td>CLARK PLACE</td>
<td>$3,000,000.00</td>
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<tr>
<td>KENTUCKY HOTEL</td>
<td>$7,000,000.00</td>
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<tr>
<td>DUPONT MANUAL</td>
<td>$2,000,000.00</td>
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<tr>
<td>NORMANDY BUILDING</td>
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<tr>
<td>WORTH PLAZA</td>
<td>$3,000,000.00</td>
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<tr>
<td>TOTAL</td>
<td>$128,000,000.00</td>
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</tbody>
</table>
2. FINANCING & FUNDING PROPOSAL

FINANCIAL INCENTIVES

With the Paristown Green team, Underhill Associates has assembled a group of professionals who are adept at leveraging a wide variety of financial incentives. Underhill Associates has effectively used Historic Preservation Tax Credits on multiple successful historic property redevelopment projects — not the least of which just concluded at Germantown Mill Lofts, not far from the Urban Government Center. Paristown Green will again provide an opportunity for Historic Preservation Tax Credits to play a large role in the financing mix. However, to implement the sustainable vision of Paristown Green, many more financial incentives will need to play a role. As such, the Paristown Green team anticipates to incorporate the following incentives into the plan to deliver the high-quality, integrated, and sustainable project proposed:

- EPADs (Energy Project Assessment Districts)
- Historic Preservation Tax Credits
- Brownfield Revolving Loan Fund (Asbestos)
- MSD Green Infrastructure Incentives (if they return after mid 2017)
- Metro Louisville’s Cool Roof Rebate Program
- Metro Louisville’s Brownfield Cleanup Loan Program
- KU LG&E Commercial Rebate Program
- Property Assessment/Reassessment Moratorium
- Kentucky Voluntary Environmental Remediation Property Income Tax Credit
- KRS Section 132 Property Tax Abatement for Qualified Environmental Remediation Property
3. DEVELOPMENT PARTNERS

LAURA FERGUSON
ASSISTANT DIRECTOR

LEAD DEVELOPER & FINANCE

LAUNDERHILL ASSOCIATES

REDVELOPMENT OF THE URBAN GOVERNMENT CENTER PROPERTY | UNDERHILL ASSOCIATES

3. DEVELOPMENT PARTNERS

LAURA FERGUSON
ASSISTANT DIRECTOR

LEAD DEVELOPER & FINANCE

LAUNDERHILL ASSOCIATES

3. DEVELOPMENT PARTNERS

LAURA FERGUSON
ASSISTANT DIRECTOR

LEAD DEVELOPER & FINANCE

LAUNDERHILL ASSOCIATES
3. DEVELOPMENT PARTNERS

Underhill Associates is currently focused on multifamily, office and retail developments. We are involved in every aspect of these developments from pre-acquisition to sale. We are family owned and operate with a focus on redevelopment. Although our focus is almost exclusively on properties in Louisville, we are currently involved in other projects in New York and Florida. Underhill Associates understands Louisville’s development and rental trends and is deeply committed to helping the city grow and prosper through investment in local education, charities and civic organizations.

OUR VISION:
Underhill Associates is a fully integrated re-development and management company focused on creating value through the repositioning of real estate. With a legacy of excellence, our future success is achieved only through hard work and integrity along with a relentless focus on our investors, partners, customers, and employees.

OUR MISSION:
Underhill Associates is a fully integrated re-development and management company focused on creating value through the repositioning of real estate. With a legacy of excellence, our future success is achieved only through hard work and integrity along with a relentless focus on our investors, partners, customers, and employees.

Contact Information:
Jeffrey A. Underhill, Principal
5104 South First Street
Louisville, KY 40214
jeff@uhill.org
502.581.8213
3. DEVELOPMENT PARTNERS

**Jeffrey A. Underhill, Principal**  
**Lead Developer & Finance**

Underhill has expansive knowledge of the real estate industry, with over 30 years of experience and apprenticeship under his father, from whom he took over the family company along with his brother and helped evolve it immensely. He excels in construction and property management, and he is extremely versed in projects involving state and federal historic tax credits. Underhill takes pride in the recognition that the family business has received, especially for historic preservation of the Louisville community. He received his bachelor’s degree from the Miami University of Ohio and is an active member in numerous civic organizations, including the Rotary Club.

**G. Townsend (Todd) Underhill III, Principal**  
**Lead Developer & Finance**

Underhill has been working in real estate for almost 30 years, expanding the family business in tandem with his brother. Underhill boasts a strong law and financial background, with previous employment at the accounting firm of Grant Thornton International and the law firm of Triplet, Underhill, Jennings and Ackerson. His expertise lies in bringing the financing together for Underhill Associates’ redevelopment ventures. His business acumen, creativity, and negotiating skills are key in moving deals forward. He is a Commercial and Residential Real Estate Broker as well as a Mortgage Loan Originator. He received his undergraduate degree from Miami University of Ohio and his law degree from the University of Louisville. Prior board seats include Premiere Global (NYSE: PGI), King Southern Bank, Brasch-Barry Constructors, Goodwill, MCI, Thermoview, Big Brothers Big Sisters of Kentuckiana, and the University of Louisville Natatorium.

**J. Colin Underhill, Principal**  
**Lead Developer & Finance**

Underhill joined Underhill Associates in 2004 as a third generation member of the family business. He specializes in formulating development plans, structuring partnerships, managing projects, and brokering leases. He has been able to utilize his extensive network of professionals to help the company capitalize on otherwise unseen opportunities in the local marketplace. In 2008, Underhill co-founded The Pluris Group, a private equity real estate fund that currently manages assets in Orlando and New York City. He is a Commercial and Residential Broker, a member of the International Council of Shopping Centers, a Certified Commercial Institute Designee, a member of the Urban Land Institute, a member of Louisville’s Young Professionals Organization, and a member of the University of Louisville’s Board of Overseers. He has served on the boards of Greater Louisville Inc, the University of Louisville Real Estate Center, and Saint Xavier High School’s “Project X” fundraising drive.

**Matthew L. Willinger, Principal, Chief Financial Officer**  
**Lead Developer & Finance**

Willinger joined Underhill Associates after working for Cummins, Inc. (NYSE: CMI), where he climbed from analyst to corporate financial manager in just two years. He joined the real estate firm with the intention of bringing his expertise to a small company where he could combine his accounting skill set with his business savvy and become involved with deals on the ground level. Willinger excels in financial modeling and project due diligence. In 2008, he co-founded The Pluris Group, a private equity real estate fund that invests in properties in key metro areas around the country. He received his undergraduate degree from the University of Kentucky and then went on to obtain his MBA and CPA, receiving one of the highest exam scores in the state of Kentucky when taking his boards.
3. DEVELOPMENT PARTNERS

MKSK Planning, Connectivity & Design

MKSK is a full service Urban Design, Planning and Landscape Architecture practice that provides private, non-profit, and public clients urban design and development strategy for site, neighborhood and downtown regeneration. We blend the art and science of making great places and believe strongly in the character and spirit of those who make neighborhoods and cities feel like home. Together with our clients and their partners, we develop strategic development plans for infrastructure, programming, and development based on a deep understanding of a place’s history and context.

There are three elements that are consistent in our firm’s approach. These elements have directly led to renewed investment and improved quality of life in the places in which we have worked:

- A focus on quality design and placemaking
- An inclusive, communication-based approach for coordination of stakeholder interests into a common goal
- A strategic approach to implementation that is grounded but innovative in its solutions.

MKSK is committed to sustainable design and green infrastructure as an integral part of our planning and design process.

We seek a balance between economic, environmental, and societal impacts and opportunities, the underlying principles of sustainability, and apply creativity and innovation to solve current issues while striving for responsible, long-term, practical solutions.

Andrew Overbeck, AICP, Principal
Urban Planner, Principal in Charge

Andrew takes a collaborative approach to developing effective plans that address complex urban issues and identify catalytic projects. Andrew has completed transformational municipal planning, long-range planning, urban design, streetscape, alternative transportation, urban parks, and campus master plan projects. He has worked in cities throughout the region on downtown plans and public realm improvements with a focus on urban revitalization, sustainability, and connectivity. Matching his strong background in research, writing, and graphic design with his ability to facilitate public discussion and discourse, Andrew is able to effectively communicate and build consensus for solutions that enhance and invigorate cities and neighborhoods.

Andy Knight, PLA, ASLA, Principal
Landscape Architect, Design Principal

Andy is a registered Landscape Architect and has over 14 years of professional experience which includes all facets of land planning, design, and construction documentation. Andy’s strengths lie in his holistic approach to delivering meaningful, performative, and innovative planning and design strategies. His varied experience expresses an integrated process where master planning, wayfinding, landscape architecture, engineering, and architecture provide a larger framework for design. His urban design and planning experience ranges from master planning for neighborhoods, urban redevelopment, multi-modal transportation planning and design, and a variety of street enhancement projects.

Luis Huber-Calvo
Project Planner

Luis merges his experience in architectural design with his abilities in urban planning to facilitate the development of public spaces that contribute to their surroundings and energize their communities. Luis uses his understanding of building form and program to provide a well-rounded approach to urban planning and design. He combines his passion for urban environments with his commitment to sustainable, community-driven design in a wide range of projects including corridor studies, park master plans, and downtown plans.
3. DEVELOPMENT PARTNERS

PIMSLER HOSS ARCHITECTS
Lead Architect & Design Coordinator

Pimsler Hoss Architects (PH/A) celebrated its 20-year anniversary in 2011. Principal Randy E. Pimsler brings a balance of management, production and design skills which has allowed the practice to grow as an organization that is uniquely creative and responsive. A multitalented staff provides PH/A with a depth of experience, giving the firm the ability to address a wide range of project types with skill. The principals and staff at Pimsler Hoss Architects are dedicated to the creation of distinctive architecture that will remain a lasting and sustainable contribution to the community. Pride in the practice of architecture is reflected in a thorough work process that emphasizes:

- **Personal Involvement**: Each project will benefit from the direct participation in all aspects of the work by the Principal.

- **Collaborative Design**: Crucial design and construction decisions will be the result of the combined skill and experience of the architectural team informed by careful cooperation with clients and users.

- **Communication**: An essential element of the process is the ability to listen carefully, convey ideas clearly and develop consensus among the many individuals involved in a project.

- **Production**: PH/A is Revit-based, allowing each project to be implemented in a timely and cost-effective manner, with flexibility throughout the process.

- **Experience**: The members of Pimsler Hoss Architects represent a wide range of experience in residential, commercial, institutional, planning and sustainable design.

- **Resources**: The firm brings together an extensive base of consulting engineers, landscape architects and interior designers as a team familiar with working together efficiently in an environment of cooperation and mutual respect.

Randy E. Pimsler, AIA, LEED AP, Principal, Managing Partner
Lead Architect & Design Coordinator

A desire to learn of the built environment in response to the energy crisis of 1970’s, Mr. Pimsler began his formal education in architecture in Hartford, Connecticut. An immediate affection for both the art and technology of the field inspired him to continue in earnest. Mr. Pimsler served as an intern architect with Niles Bolton Associates and became manager of the Computer Assisted Design and Drafting (CADD) department. During this period, Mr. Pimsler assisted in the development of multi family projects for Post Properties, where he became proficient at understanding this particular market sector. He later joined Morton Gruber and Associates, Architects and became an Associate with complete project architect responsibilities for a number of commercial, retail and multi-family residential projects.

Mr. Pimsler began his own practice, Design Assistance, Inc. in 1988, and joined Allen Hoss in 1991 to form Pimsler Hoss Architects. Mr. Pimsler’s experience includes design and project management for numerous residential, multi family, commercial, retail, institutional, and light industrial projects.

Mr. Pimsler has served as a volunteer for numerous years with neighborhood organizations, local planning groups and as a NPU representative. He served on the board of directors of the Atlanta Youth Soccer Association for some fifteen years. Recently, Mr. Pimsler served as the president of the board of directors for the Little Five Points Community Center, a non-profit arts organization in Atlanta, Georgia. At this time, Mr. Pimsler chairs the Candler Park Master Plan Steering Committee, developing implementation priorities and strategies.
3. DEVELOPMENT PARTNERS

LAZARUS GROUP LLC
Lead Environment & Planning Coordinator

Lazarus Group LLC (Lazarus LLC) is a redevelopment consulting firm. Lazarus LLC operates both in an advisory role, as well as a redevelopment partner depending on project needs. Chris Harrell, A.B., M.P.A., J.D., is the Founder, Principal, and Director of Redevelopment Strategies for Lazarus LLC. Harrell brings both private and public background in environmental consulting, community economic development, and site redevelopment. Lazarus LLC assists private developers or public entities take urban core, site-specific, redevelopment projects from concept to completion. Lazarus LLC also helps municipalities (small and large) develop area-wide economic redevelopment strategies for distressed neighborhoods, corridors, or entire areas of town. Lazarus LLC assists both public sector and private sector clients tap into federal, state and local resources to accomplish their redevelopment goals. Lazarus LLC helps its clients acquire properties and manage environmental liability in strategic and cost-efficient manner. Lazarus LLC specifically assists clients in the following:

- Assisting private (for-profit and not-for-profit) developers and municipalities manage site-specific environmental risk
- Review existing Phase I Environmental Site Assessments & Phase II Environmental Site Assessments to determine sufficiency of prior investigation, scope of additional efforts necessary to achieve desired redevelopment goals
- Guiding clients in the most project efficient means of environmental assessment, and site preparation for redevelopment
- Advising public & private clients on redevelopment strategies for commercial corridors or entire areas of distress
- Management of redevelopment projects, or portions thereof (bid solicitation, task implementation, etc.)
- Implementing data-driven area-wide redevelopment strategies using mobile hyperlocal data gathering applications to prioritize efforts, direct more efficient investment, and manage properties using innovative DataVoodoo
- Creating brownfield, distressed property, vacant property, or tree canopy inventories
- Demolition environmental oversight & waste audit of brownfield sites

Christopher M. Harrell, AB, MPA, JD, Founder & Principal
Environmental & Sustainable Planning Coordinator

Chris Harrell is the Founder and Principal of Lazarus Group LLC. Harrell currently assists the US EPA Brownfields Community Benefits Assessment Project with the University of Louisville’s Center for Environmental Policy and Management (CEPM) as its Data Team Leader. Harrell holds board and leadership positions in Louisville, KY. He is a Co-Founder of the Civic Data Alliance, an advocacy and action group of volunteers devoted to freeing public data, and using open data for civic projects. Harrell also serves on the Board of Directors for Bicycling for Louisville, a not for profit active transportation advocacy.

From April 2004 until August, 2011 Harrell managed distressed property redevelopment efforts as Brownfield Redevelopment Coordinator for the City of Indianapolis’ Department of Metropolitan Development. Harrell’s educational background includes graduate degrees in both law and public policy. Harrell received his JD and MPA from Indiana University – Bloomington, and his AB from Wabash College. Along with his background in the public sector with the City of Indianapolis, Harrell has also worked for the Slovene Ministry of Finance in Ljubljana, and the Planning Department for the City of Bloomington, Indiana. Harrell’s previous private sector experience included managing projects at two environmental consulting firms in Louisville, KY.

Recent areas of special focus include: historic preservation of distressed properties through market rate redevelopment; linking comprehensive community development efforts and sustainability in urban core communities; creating mobile device based applications for collecting, analyzing and mapping hyper-local data in community-wide efforts; using data to clarify priorities for community economic development initiatives; and driving towards “Safer Soils” protocols for urban infill lots and brownfields for reuse in urban farming efforts.
3. DEVELOPMENT PARTNERS

GREEN3 STUDIO LLC (WBE)
Greenspace, Connectivity & Landscape Design/Historic Preservation

Green3 was founded in 2002 and over the past decade, has gained an award winning reputation for excellence in planning and design. Our staff includes Planners, Urban Designers, Registered Architects, Registered Landscape Architects, Architectural Historians, Ecologists, and Technical Writers. Green3 has worked extensively on community planning projects that integrate economic redevelopment plans and area-wide design guidelines to enhance livability and strengthen communities while kick-starting revitalization. Dawn Kroh, a Registered Landscape Architect and Planning & Design Principal, founded the company with a focus on doing work that enhances the economic, social, and environmental standing of the communities we work with. Green3’s ability to integrate local heritage and existing community assets into a new vision produces place-based solutions that spark economic revitalization.

Planning is the key to long term success. Green3 has worked on projects ranging from strategic plans for historic neighborhoods to statewide comprehensive recreation plans, community revitalization plans, and master plans for towns, parks, natural areas and regional trail systems. One thing all of these projects have in common is the dedication we bring to doing quality work and meeting the goals of our client. We know that with a good plan there is no limit to what the future can bring.

Green3’s downtown revitalization plans emphasize the protection and preservation of historic and cultural resources, market analysis to identify opportunities, branding and placemaking to capture the authenticity of a community, and design guidelines for facade improvements. We believe that protecting and enhancing authenticity is one of the keys to successful community building and economic development. Our approach respects the past while leaving room for innovative and creative design solutions for future development.

Beth Eby, RA
Architect
Beth Eby is a licensed architect with over 20 years of experience in architecture and historic preservation. Beth uses an integrated design approach and has many years of experience leading projects and teams of designers, architectural conservators, and historic engineers and contractors on structure stabilization and restoration projects.

Dawn Kroh, RLA
Landscape Architect, Planning & Design Principal
With over twenty years of experience in a wide variety of areas, Dawn has fantastic project management experience and great skill working with the public. Her knowledge of environmental science, landscape architecture, environmental education, and construction enhance Green3’s efforts, and result in plans and projects that make sense, have great community support, and are always implementable.

Connie Zeigler
Architectural Historian
Connie Zeigler is an Architectural Historian with over 18 years of experience in historic preservation, historic property identification and related fields. Connie has prepared numerous National Register of Historic Places nominations, including nominations for historic landscapes and sites and landscapes within districts.

Jeffery C. Brown, RLA
Landscape Architect/Urban Designer
Jeff Brown is a licensed Landscape Architect at Green 3 with nearly 20 years of experience designing and managing projects and leading project teams. Jeff has a diverse award winning work portfolio of sustainable focused environmental design, urban design and health and awareness design.
3. DEVELOPMENT PARTNERS

BRASFIELD & GORRIE
General Contractor

Brasfield & Gorrie is one of the largest privately held construction firms in the nation. Our mission is strengthening relationships by honoring commitments, exceeding expectations, and living our values everyday. Brasfield & Gorrie owes its success to its people. The company founders established a reputation for unwavering quality and integrity, and those values remain the bedrock of our business philosophy today.

Brasfield & Gorrie provides general contracting, design-build, and construction management services designed to exceed the expectations of our clients. To provide the best quality, value, and overall experience throughout the life of a project, we work in partnership with our client, design partners, subcontractors, and vendors. We foster teamwork on every level, but when it comes to our core values, we don’t compromise.

Brasfield & Gorrie is a family-oriented company, and our clients are our extended family. In fact, many of our current projects are with clients we have served in the past. They know they can rely on our commitment—to safety, quality, value, teamwork, efficiency, and excellence in all our services and products—because we earn that trust every day. From foundations or renovations to design assistance and full-service construction of complex multiuse projects, we tailor each project to the individual needs of the client.

As part of our commitment to be the best general contractor in the United States, we embrace innovative management and construction practices and cutting-edge technologies—including lean methodologies, integrated project delivery, LEED (Leadership in Energy and Environmental Design) sustainable building and development practices, Latista, virtual design and construction, and building information modeling—to increase our quality and efficiency. We continually broaden our knowledge, hone our expertise, and improve our processes for the benefit of our clients.
3. DEVELOPMENT PARTNERS

RAMBOLL
Integrated Energy & Engineering, District Heating/Cooling, Geothermal

Ramboll has more than 45 years of experience in the planning, design and implementation of energy solutions. Our energy team provides expertise on the full spectrum of technologies and all parts of the value chain from production through transmission and distribution. We acknowledge that our solutions depend on the creativity, insight and integrity of the people within our organization. Therefore, we empower the people within our organization and believe in their inherent abilities, embrace their individual differences and enable them to work in multi-talented teams to produce inspired solutions. As a result of this, people in Ramboll are given an opportunity to achieve greater insight and increase their own potential. Our special competencies lie within wind energy, waste-to-energy, thermal power and district energy. Within these four areas, we provide a one-stop shop of services based on unique know-how and experience gained from a large number of projects, unmatched by other consultancies.

Ramboll offers a full range of services on district energy projects from feasibility studies and planning to follow-up on operation and maintenance. Our specialists in district energy, waste-to-energy, CHP, renewable energy and building installations work closely together to provide optimal use of heating and cooling sources. On district energy projects, Ramboll typically acts as project manager, main engineering consultant, project designer, owner’s engineer, site supervisor and health & safety coordinator. We provide support and advice to public and private clients throughout the project on relevant technical, environmental and financial matters.

Daniel Kelley
General Manager, Principal in Charge

Dan Kelley has 25 years of energy and power industry experience including generation, transmission, distribution, central power plant design, cogeneration/ trigeneration, construction, commissioning, and operations and maintenance. Dan has lead technical and economic studies, evaluations, detail design engineering, and commissioning services.

Jens Ole Hansen
Global Marketing Director

Jens Ole Hansen has worked with energy consultancy within district heating and cooling, combined heat and power and renewable energy (wind, waste and biomass) for 17 years. One of his strengths is to develop clear and simple strategies and communicate the strategy to his organization. He continuously works on strengthening his existing client relations and network as well as building new and he uses his relations to create opportunities and win-win synergies.

Eric P. Ruffel
Energy Management Consulting Manager

Eric Ruffel has over 15 years of experience in energy management and building sustainability. He has performed and managed over 1,000 building assessments for energy improvements, water improvements, renewable energy, and high-performance sustainable building criteria. His experience includes competitive energy procurement, renewable energy, distributed generation and energy conservation for industrial, commercial and government facilities.
3. DEVELOPMENT PARTNERS

WILLIAMS CREEK CONSULTING
Stormwater, Water Quality & Green Infrastructure Engineering

Williams Creek is a team of dedicated, multi-disciplinary professionals delivering sound ecological engineering and natural resource construction solutions for the built and natural environment within communities for nearly 15 years. We are dedicated to the principles of true sustainability utilizing proven techniques to deliver unique, integrated site design and infrastructure solutions focused on water resource management. We have developed our toolbox of design solutions to meet the needs of challenging environments in both an urban core and suburban setting. Our robust resume demonstrates our expertise, success, creativity and commitment.

We create solutions to build community, provide foundations for economic development, and inspire people. We provide client-focused, innovative solutions utilizing principles of low impact design to lessen natural resource impacts and use of expensive underground infrastructure, saving time, money and other valuable assets while creating communities where people want to live and invest. Our Total Project Delivery model uses expertise and foresight from our team to deliver improved return on investment.

We recognize design choices must provide long term viability and financial success for our clients. We strongly believe a client’s project can only be sustainable if it can sustain over time. Our sustainable design approach prioritizes our client’s capital investment and maintenance requirements while balancing the opportunity for successful ecosystem preservation and community enhancement. Our engineers, scientists, planners and contractors deliver on time, every time.

Jim Rinehart, PE, CPESC, CFM
Operations Director
Jim Rinehart is a Professional Engineer with 18 years of experience in civil and environmental sustainable design. His experience ranges from site selection and conceptual planning to permitting and construction and includes everything in between. As a Director of Operations, Jim promotes sustainable design on all projects in form, function, and finance while fostering an internal collaborative team environment.

David Marks, PE
Team Leader - Design Engineering
David Marks is a Professional Engineer with 10 years of experience in site design, hydrologic analyses, hydraulic analyses and design, transportation design, and regulatory coordination and permitting. His primary focus is engineering design and project management on commercial development, residential development, public road, and stormwater improvement projects.

Alan Rosenwinkel, PLA, ASLA, LEED AP ND
Project Manager
Alan Rosenwinkel is a Professional Landscape Architect whose expertise lies in the integration of open space and sustainable practices in a functional and feasible manner. He has over 15 years of experience on various project types including mixed-use and urban development, neighborhood design, recreation design and planning, municipal and military site planning, and infrastructure master plans.

John Hazlett, LEED AP O+M
Team Leader - Integrated Planning
John Hazlett, LEED AP O+M has over 15 years of experience working in energy efficiency, water conservation, recycling and stormwater management. Prior to joining Williams Creek, John led the implementation of the SustainIndy initiative and secured over $18 million in federal grant funds for various sustainability projects.
3. DEVELOPMENT PARTNERS

ARSEE ENGINEERS INC.
Structural Engineering & Analysis/Historic Building Specialist

In business since 1968, ARSEE Engineers has had the opportunity to work in many interesting fields. We have broadened our expertise beyond the traditional role of civil/structural engineers and have developed considerable experience in the evaluation, repair and design of the building envelope of both new and historic structures. We have a library of over 3,000 texts dating back to the 1820’s and a 4,000 SF materials testing laboratory.

The types of work we perform most often include:

- Governmental
- Hospital and Health Care
- Hotel and Hospitality
- Housing
- Industrial
- Office Buildings
- Parking Facilities
- Religious Facilities
- Retail Facilities
- School and University
- Site Development
- Sports Facilities
- Transportation Facilities
- Waste Treatment
- Façade Assessment and Repairs
- Roof Assessment and Repairs
- Historic Facilities
- Prioritized Maintenance Programs
- Due Diligence Assessments
- Below Grade Waterproofing
- Testing

Frederick (Fritz) Herget, PE, President
Structural Engineer

Fritz has been with ARSEE Engineers since 1982 when he graduated from Purdue University with a Master’s Degree in Civil Engineering majoring in Structures and Transportation. Early in his career, he became interested in building facades and historic facilities. Over the last 30 years, he has investigated and developed repair programs for several hundred masonry and/or historic structural systems, working on such facilities as the Indiana Statehouse, Murat Theatre, George Rogers Clark National Monument, Children’s Museum, and a 30 building study on the campus of IUPUI.
3. DEVELOPMENT PARTNERS

LETTERS OF INTENT & SUPPORT

March 3, 2017

Jeffrey A. Underhill  
Underhill Associates, LLC  
5104 South First St.  
Louisville, KY 40214

Dear Jeff,

Bellarmine University supports the proposed project at 810 Barrett Avenue (the “Project”) and wants to actively participate with the Project development team in the expansion of the University’s graduate student housing and the location of senior housing with enhanced health services for seniors planned for the Project.

We look forward to working with Underhill Associates and the rest of your development team on this important Project.

Sincerely,

BELLEARMINE UNIVERSITY
3. DEVELOPMENT PARTNERS

LETTERS OF INTENT & SUPPORT

March 14, 2017

Underhill Associates LLC
Mr. Jeff Underhill
5104 South First Street
Louisville, KY 40214

RE: Partnership in Redevelopment of Metro Urban Government Center Site

Signature HealthCare is excited to participate in the Paristown Green proposal for the Barret Ave Metro Urban Government Center property. We are pleased to join the Underhill Associates Development Team, and to provide services along with Bellarmine University and Highland Community Ministries in this plan. Signature applauds the effort to create a mixed used development with multi-generational housing.

As one of the premiere senior living companies in the region, Signature Healthcare was honored to be contacted by Underhill Associates in regards to the potential redevelopment of the Urban Government Center here in town. The site at 810 Barrett Avenue has so much history providing healthcare to this community and we are poised to team with Underhill Associates to bring that service component back to the property and the neighborhood. The Paristown neighborhood is uniquely positioned in a strong transitional area of Louisville that is the connector between the Highlands and the downtown urban core. Like the Underhill Team, we see this as an area of town that is on the rise and need of revitalization for the City to continue its strong path of progress. As for Signature specifically, the Highlands area has been a valued neighborhood for so many people over the years and many of these folks do not want to leave the neighborhood and their families in their senior years. Signature HealthCare can be the conduit to helping keep families close to each other and protecting the heritage of a great area in Louisville.

In particular, we support the much needed senior housing component of the Underhill Associates’ plan and would like to compliment this strategy with our participation in the management of skilled nursing care in a portion of the old Baptist Hospital Building. This plan will promote aging on site, keep family members in close proximity and create the potential for live work study opportunities with Bellarmine University, while preserving the historic structure.

Underhill Associates has been a long time redeveloper in the Louisville area and has helped bring so many neighborhoods back to their prime. The site at 810 Barrett Avenue has the mass to allow the same impact in Paristown as they have had in other neighborhoods like Crescent Hill, Graymoor Devondale, Old Louisville, and Germantown. Signature HealthCare is excited about the benefits it will bring to the area, and are eager to partner with such a well-considered effort that the Underhill Associates Team has created.

Respectfully,

E Joseph Steier, III
President and CEO Signature Healthcare
3. DEVELOPMENT PARTNERS

LETTERS OF INTENT & SUPPORT

Underhill Associates LLC
c/o Mr. Jeff Underhill
5104 South First Street
Louisville, KY 40214

March 14, 2017

RE: Metro Louisville Urban Government Center
    Sustainable Redevelopment Plan Solicitation
    Paristown Green Letter of Interest

Dear Louisville Forward & Urban Govt. Center Selection Committee:

Rainbow Blossom Natural Food Markets is excited to see the energy that the Urban Government Center Solicitation has generated. Indeed, the prospects of private investment in this large site in Paristown Pointe is welcomed by the community, and timely.

We have been impressed by the public input into potential options at the site and the possibilities with the site. Upon further examination Rainbow Blossom has become interested in the comprehensive, multigenerational, and community supportive elements of the Paristown Green proposal that the Underhill Associates team have provided. We are also excited to see the incorporation of various community uses at the site, especially a farmers market space planned to accent a potential grocery space.

Rainbow Blossom applauds the prospect of a project this size reinvesting and revitalizing historic buildings in Louisville’s urban core – a truly sustainable venture by nature. Additionally, adding new construction near Barret Ave. that is focused on neighborhood servicing retail has given us cause to consider an addition to the community’s food system alternatives.

We are confident that the neighborhood will be welcoming to our examination of the possibility, and understand that, though we are not yet ready to commit, we are intrigued with the potential. We expect that a sustainable, connected, neighborhood-scale, and greenspace-forward plan that the Paristown Green Team has proposed is just the type of project that our client base would expect from Rainbow Blossom Food Markets. Please accept this Letter of Interest to demonstrate our desire to fully explore the Underhill Associates’ Paristown Green proposal, and to join the effort if financial feasibility and timing fits.

Thank you Louisville Forward for guiding this property to this point and preparing the site to become a community catalyst, and thank you in advance for working with the Paristown Green Team to explore the financial landscape that could justify a future grocery investment.

Kind regards,

[Signature]

Summer Auerbach, Second Generation Owner

Rainbow Blossom Natural Food Markets
& Wellness Center

2016 NAWBO Large Business Owner of the Year
2014 Retailer of the Year (Sustainability), Natural Products Industry
2012 Vitamin Retailer of the Year
3738 Lexington Road | Louisville, KY 40207
Summer@rainbowblossom.com | www.RainbowBlossom.com

Look at how social we are...
LIKE us on Facebook! | Follow us on Instagram! | Follow us on Twitter!
3. DEVELOPMENT PARTNERS

LETTERS OF INTENT & SUPPORT

March 8, 2017

Underhill Associates LLC
Mr. Jeff Underhill
5104 South First Street
Louisville, KY 40214

RE: Urban Government Center Redevelopment 810 Barret Ave.

To whom it may concern:

Founded in 1969, Highland Community Ministries’ (HCM) mission is to build community through programs and activities that promote human and spiritual growth. We primarily serve pre-school, low income, youth and senior adults with programs and services. As a 502(c)3 organization, we are governed by a Board of Directors coming from 21 congregations in the 40204 and 40205 ZIP codes.

We operate three licensed childcare centers, a medical model adult day care center, an emergency financial program, food pantry, two senior centers, a community-based outreach programs for senior adults, Meals-on-Wheels, and youth recreation programs. HCM currently provides social services and activities for two project-based, Section 8 senior and disabled adult programs at Highlands Court at 1720 Richmond Drive, and the Woodbourne House at 2024 Woodford Place.

HCM’s offices are located at 1228 East Breckinridge Street, directly across the street from the former 810 Barret government complex. We have not had the opportunity to participate in development of any of the other concepts, but we are excited about Underhill & Associates’ approach and how it incorporates many elements that support and extend our mission. HCM and Underhill have a 30-year history of collaboration at Highland Court Apartments, working together to serve the needs of the senior and disabled citizens.

With our main campus in close proximity to the 810 Barret site, HCM supports an intergenerational approach to developing the property. HCM and Underhill have discussed incorporating an additional child daycare center and an expanded adult day care center on the site. Our current childcare centers have waiting lists, so an additional location in a park-like setting would be a welcome resource. In addition, many older adults in our area would benefit from apartments designed specifically to meet their needs. The historic housing stock in the Highlands and Germantown present both physical and financial challenges to aging-in-place. However, seniors would prefer to stay in their own neighborhood and there are currently only 111 senior housing units available in the area.

Affordable, well-maintained apartments, combined with social services and activities provided by HCM through our senior outreach programs, would provide a unique and much-needed resource to Metro Louisville. The possible additions of an adult day care center, married student housing, physical therapy services and skilled nursing care would further help to create a unique, multi-disciplinary and multi-faceted campus of which the city could be proud.

Regards,

Mary Kay Flege, Board President
Highlands Community Ministries
Troy Burden
Executive Director
3. DEVELOPMENT PARTNERS

LETTERS OF INTENT & SUPPORT

To Metro Government

Re: Urban Government Center, 810 Barret Avenue

I am a lawyer, architectural historian, and LEED Accredited Professional with Pinion Advisors in Louisville, KY. My professional experience has focused on historic building rehabilitation, including historic tax credit applications, project financing and feasibility, tax strategy, design consultation, and National Register nominations. To date I have completed state and federal tax credit applications representing nearly $200 million in investment. Additional work has included the drafting and amendment of preservation overlay design guidelines and ordinances, deed covenants, building documentation, project compliance, and advising nonprofits and other advocacy groups in the negotiation and drafting of legislation, including amendments to the Kentucky Historic Preservation Tax Credit Program.

I received my undergraduate degree in history from the University of Michigan and a Masters degree in Historic Preservation from the University of Kentucky. While working in real estate development, I attended the Brandeis School of Law of the University of Louisville and am licensed to practice in Kentucky. I have been a resident and investor in the Original Highlands neighborhood for nearly ten years, and am eager to see the redevelopment of the Urban Government Center on Barret Avenue, only a few blocks from my house.

I recently worked with Underhill Associates on the redevelopment of the Germantown Mill Lofts apartments, which won Preservation Kentucky's Commercial Tax Credit Project award in 2016, and am excited at the prospect of assisting them with the redevelopment of the Urban Government Center. The Underhill approach to planning and design is detailed and comprehensive, taking into account the sensitivities of the neighborhood as well as the historic nature of the buildings. The result has been a smoother development process with strong neighborhood support, which leads to long term success for the neighborhood, the building, and the team.

The area surrounding the Urban Government Center is in need of investment and I am sure Underhill Associates track record of success in similarly dense, mixed use neighborhoods will ensure this project's success.

Sincerely,

Joseph C. Pierson
Flex Appeal is very interested in working with Underhill Associates on their new project at the old Metro building on Barret and Breckinridge St. We feel that this would be an amazing location and that we would be a great fit for the property. Flex Appeal is not only a gym that offers classes and one on one training, but we are also an out patient therapy clinic that offers Occupational Therapy, Physical Therapy, Fascial Stretching, Massage Therapy, Dry Needling and Pilates. All of these services can be done under health insurance and would be a great fit for the retirement community that is projected on site.

We would work great with the daycare that is planned on site as well with working a deal with them to provide childcare while parents are using our facilities. We are also a community based gym. We try to get involved with the community as much as possible by doing fundraisers for local charities, working with the neighborhood councils and just being involved in the community any way possible.

We feel that we would be a great fit and take the new development to the next level. We are currently working with Underhill Associates in the Germantown Mill Lofts and have a great relationship with them. We also have a location in the Butchertown Market building.

Dustin Harryman – Co-Owner Flex Appeal
3. DEVELOPMENT PARTNERS

LETTERS OF INTENT & SUPPORT

Kentucky
Realty
Advisors, LLC

March 8, 2017

Mr. G. Townsend Underhill, III
Mr. Jeffrey A. Underhill
Underhill Associates, LLC
5104 South First Street
Louisville, KY 40214

VIA: E-Mail – Jeff@uhill.org GTU@uhill.org

RE: Paristown Commons
810 Barrett Avenue
Development Plan and Feasibility
Louisville, KY

Gentlemen:

Per our recent discussions, this is to acknowledge that Kentucky Realty Advisors enthusiastically endorses the economic and financing feasibility of your proposed 350,000 square foot Paristown Commons Housing and Retail Development.

Based upon our experience with Underhill Associates, and more specifically based upon the soon-to-be closed $20.5 million permanent financing of your Germantown Mill Lofts development which KRA arranged for you with Protective Life Insurance Company, your team is well suited to handle the Paristown Development in a professional and timely manner.

At your direction, I will be happy to provide our recommendations for financing the Development and coordinate with your team the various equity requirements; we have considerable experience in working with Tax Credit transactions including Historical Property Tax Credit deals such as GML, New Market Credits, TIF district Credits and Low-Income Housing Tax Credits. As always, we truly appreciate the opportunity to work with you and your Company, thank you for your confidence in KRA.

Sincerely,

David S. Bowen

1009 Devon Court
Gothen, Kentucky 40026
(502) 589-1233
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

Our team brings a critical understanding of urban development trends both in Louisville and nationally as demonstrated by the following project experience.

• We recognize key success factors for implementation such as stakeholder buy-in, resource commitments, political will and leadership.

• We bring a comprehension of both public and private sector goals and build partnerships that can bring results.

• We champion urban placemaking, integration of greenspace, equitable development principals, walkable districts, and sustainable healthy community design practices.

• We create exciting and achievable visions that motivate leaders, stakeholders, funders, and the public and that lead to successful built projects embraced by the community.

• We understand the importance of careful and thoughtful planning and design in creating catalytic and lasting projects.

• We understand the importance of place and historic character that is unique to each community and we strive to preserve authenticity in urban development.
Germantown Mill Lofts is a dynamic multifamily project in the heart of Louisville. Once the largest cotton mill in Kentucky, the property, spanning over 250,000 square feet, has been redeveloped into 189 loft style apartments as well as several commercial and retail spaces. The site sits on an entire city block in the middle of the Schnitzelburg and Germantown neighborhoods, gentrifying the corridor to downtown.

Completed in 2016, the renovation has been a catalyst for reinvestment and revitalization of the surrounding area. All units have large window openings, high ceilings with wood beams, original wood flooring, exposed mechanical accents, granite countertops, and stainless steel appliances along with original elements from the late 1800s, beautifully blending the old and new.

Amenities include vast green spaces, a bocce ball court, table tennis, grilling area, a large courtyard with a swimming pool, gym and fitness classes, as well as an on site restaurant.

In 2016, the project received the Best Commercial Historic Preservation Project of Kentucky Award.
Westport Village is a Class A commercial lifestyle center in the St. Matthews/Lyndon submarket of Louisville, KY. It consists of 172,000 square feet of restaurant, office, and specialty retail space spread over 14 acres. Underhill Associates purchased the site in 2004 when it was a largely vacant, deteriorating site that was declining in value. The company saw an opportunity to bring life to the center and build a premium local shopping and dining destination in the heart of one of the city’s most affluent and densely populated areas.

The site underwent a $26 million renovation, which included the demolition of all existing buildings down to the studs, the addition of two new, two story buildings, and the creation of European style turnabouts and cobblestone esplanades, ultimately resulting in a completely walkable, equestrian themed center unlike any other in the city. The center was a major impetus on the decision by the city to finally complete a new interchange off of I-264, Louisville’s main inner city highway. This exit, which is less than one mile from the site, allows for convenient access to the center and a chance for a larger volume of customers to access the mix of unique, independent shops less than 1.5 miles from Louisville’s two major shopping malls. Underhill Associates redeveloped, leased, and managed Westport Village until successfully selling it to one of the largest REITS in the United States in 2013. At the time of sale, the center was 100% leased.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

HIGHLANDS COURT
LOUISVILLE, KENTUCKY
100 residential units

Kentucky Towers was a key milestone project for Underhill Associates as it catapulted the company into the national spotlight in the early 1970s. Originally the Kentucky Hotel, Underhill Associates converted the building on Muhammad Ali Boulevard in downtown Louisville into a 285 unit, 18 story mixed-use complex comprised of apartments, office space, retail, and an athletic club. This conversion project was the largest of its type in the country at the time. Underhill Associates managed the building for 27 years, finalizing with a successful sale for its investors in 1998.

Highlands Court is an apartment community designed for seniors and for physically challenged residents. It is nestled in the Highlands area of Louisville, Kentucky, adjacent to Bellarmine University. The property is comprised of 100 one bedroom units as well as several community rooms and a beauty shop serving residents. Underhill Associates has been managing this site on behalf of third party owners since 1984, providing expertise in leasing, maintenance, and tax credit compliance.

KENTUCKY TOWERS
LOUISVILLE, KENTUCKY
285 unit, 18-story mixed use complex
The Arena District is a vibrant mixed-use neighborhood that spans more than 100 acres in downtown Columbus. It features Class A Office space, restaurants, entertainment venues and housing. Located on the former site of the Ohio Penitentiary, the Arena District was designed to seamlessly integrate new and old buildings with brick paved streets, public parks, pedestrian walkways and gathering spaces. Construction of Nationwide Arena required special care to preserve historic structures that were feet from the new building. Elements of the area’s historic past were incorporated into the new district, from the iconic Union Station Arch in McFerson Commons to the iron cell doors used as trellises and the recycled Ohio Pen limestone incorporated into landscape walls.

+ 2 million square feet of premier office, retail, restaurant and entertainment space
+ Nearly 900 residential units
+ More than $1 Billion invested
The Moline Plow building, located adjacent to Nationwide Arena, was a key component of the initial phase of the Arena District development. Built in 1913 and renovated in 1998, the Ohio Moline Plow Building was adapted to fit the needs of modern office and restaurant space while maintaining the structure’s historic integrity. The renovated interior features creative spaces in a loft atmosphere with 12’ ceilings and large barbell-shaped columns throughout. The building was added to the National Register of Historic Places in 1998.

Nationwide Realty Investors renovated the original timber framed historic Buggyworks building, built in 1902, to create a unique and open office environment. The building was modernized for energy efficiency; however, it still embraces the historic, industrial feel of the 100-year-old exposed brick and timber structures on the inside. A concrete structure added in the 1950’s was converted into an attached parking structure with third floor office space above to accommodate growing demand for downtown offices in Columbus.
When developed in 2003, Arena Crossing was the largest residential project ever undertaken in downtown Columbus. Arena Crossing includes two buildings with a total of 252 residential apartments and 15,000 square feet of first floor office and restaurant space. The Arena Crossing bridge, a re-purposed old bridge from southern Ohio, was designed and built as a pedestrian connection between the North Market District and Nationwide Arena.

Named for famed architect and urban planner Daniel Burnham, Burnham Square was the first owner-occupied residential project in the Arena District. The two 8-story buildings include a total of 98 units with soaring city views and generous terrace and patio space. Nestled between the two-building development is an intimate courtyard featuring a service building (“the caretakers house”) constructed of limestone salvaged from the Ohio Penitentiary.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

SOUTH CLARKSVILLE REDEVELOPMENT PLAN
CLARKSVILLE, INDIANA
300 acres of brownfield property

The Town of Clarksville Redevelopment Commission seeks to create a visionary, action-oriented plan to catalyze reinvestment and new development for over 300 acres of a historic Colgate manufacturing facility and abandoned Marathon Oil tank depot along the Ohio riverfront.

The Redevelopment Commission engaged MKSK to develop a visionary, market-based plan that will position the town to make strategic public investments and spark private development to create the vibrant downtown environment that South Clarksville currently lacks. The plan identifies key opportunities and provides detailed implementation recommendations for targeted focus areas to best utilize the town’s resources. It also identifies necessary steps to address potential brownfield remediation needs throughout the area, and strategies to capture Clarksville’s share of regional demand for urban housing, employment and entertainment.

DUVENECK SQUARE
COVINGTON, KENTUCKY
150+ residential units, 10,000 sq ft commercial space

The special district will be formed around the reactivation of the city’s historic market space that has already started to come back to life with a new brewery, rehabbed apartment buildings, and a new hotel. The new district will have approximately 150 new residential apartments and 10,000 square feet of commercial space wrapping a multi-functional parking deck. Seventh Street will be remade as a flexible public space that can accommodate everyday parking, pedestrian circulation, and special events and festivals on nights and weekends. Ground floor uses will be an extension of this public space, becoming a destination within the city and the region.

MKSK, first in by purchasing a building on the market space, led the urban design, massing studies, development strategy, and public space architectural components of the project. Construction on the first phase began in Fall 2016. MKSK is now currently involved in the master planning for Phase 2 of the development.
Grandview Yard, an urban infill development on the former site of the Big Bear Grocery Warehouses, features office, residential, retail and hospitality with urban architecture, walkable streets, and plentiful green space. When complete, Grandview Yard will include 1.2 million square feet of commercial space and more than 1,300 residential units.

Grandview Yard is the first development in the Midwest to be pre-certified as a LEED-ND Silver community, making it the highest rated neighborhood by the U.S. Green Building Council.
PARKLAND CORRIDOR IMPROVEMENT STUDY  
LOUISVILLE, KENTUCKY

MKSK, as part of a multidisciplinary planning, design and economics team, conducted a Corridor Improvement Study for this West Louisville Neighborhood. The study provided corridor streetscape enhancements, urban design and public space recommendations, multi-modal connectivity and sustainable infrastructure solutions. Economic strategies included a historical analysis of area’s development, a current land use analysis, real estate market overview, and analysis of development opportunities.

The study sought to improve the Corridor’s commercial vitality and outline strategies to maximize benefits for West Louisville residents from any potential public and/or privately-financed improvements and development projects in the study area. A comprehensive public and stakeholder engagement process provided the vision for a master plan that reinforces a sense of place and strengthens the historic neighborhood center around a central greenspace, community garden, farmer’s market and public art.

4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

SOUTH FOURTH STREET CORRIDOR  
LOUISVILLE, KENTUCKY

Working with the Project Engineer, MKSK has developed a master plan for the revitalization of South Fourth Street that will encourage retail activity and simplify the streetscape. This includes the restoration of the original street centerline to remove the remnants of a failed 1970s pedestrian mall, adding parking to both sides of the street, creating new street tree planter bump-outs, and incorporating pervious pavers into the parking lane. Project Engineer and MKSK worked within the constraints of multiple underground vaults and utilities and accommodated the needs of two major hotels to develop a workable plan that will transform this street into a more functional, vibrant corridor.

- 6 new businesses
- 270-room Embassy Suites Hotel
- 162-room Hilton Garden Inn
- Louisville Downtown Partnership offices opened
- $47 M seven-story mixed-use redevelopment project
This commercial adaptive reuse project provided five large commercial loft units in the conversion of a warehouse on the southeast side of Atlanta. Pimsler Hoss Architects provided design and construction documents and administrative services throughout phase one of the project. The architects represented the owners in the historic designation review process.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

945 COLLEGE
ATHENS, GEORGIA
commercial units, residential town homes

PORTERDALE MILL LOFTS
PORTERDALE, GEORGIA
149 residential units, 9 retail/dining spaces

The architects worked on an extremely tight site in Athens, Georgia creating a mixed use development. Two buildings contain street level commercial units with one and two story town home units above. A third building on the site contained three story town home style units. Roof top decks on each residential unit provide expansive views of Athens. Parking was placed within one of the buildings with additional on grade parking nestled on site between the three buildings.

The conversion of three abandoned mill buildings east of Atlanta near Covington, Georgia is transforming the sleepy town of Porterdale into a model of historic preservation, adaptive reuse and mixed-use planning. The project is composed of 149 residential units, seven retail spaces, two restaurants, community room, pool, and covered parking, all within the shells of existing structures on the site. The complex’s main building features views of the Yellow River, which not only runs alongside the building but runs through passages in its lowest levels.
The historic Fontaine Building in downtown Columbus had been abandoned for over thirty years before the current plans to renovate it into student apartments. The three-story building has been adapted into 18 units with 37 beds. The units were designed around the building’s unique circulation pattern, with an oversize central stair and central hallway. The building will undergo extensive renovations to bring it up to today’s life safety, energy, and accessibility codes. The project is targeting LEED Gold status, and has qualified for Georgia Power’s Earthcents rebate program. PHA provided full professional architectural services (including interior design), as well as coordination of the historic tax credit application process. The project was completed from design through construction in one year, and opened for the 2012-2013 school year.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

THE FLOWERS BUILDING
COLUMBUS, GEORGIA
18 loft apartment units

SUSTAINABLE FELLWOOD SENIOR HOMES
SAVANNAH, GEORGIA
Phase III of affordable home redevelopment

Completed in Early 2003, the Flowers Building is a conversion of a 1912 office building into 18 loft apartment units. Located in downtown Columbus, Georgia, the units will feature high ceilings and many features inherited from the original building, including pressed tin ceilings and original doors and windows. The building will also include retail space on the ground floor, featuring historically appropriate reconstructions of the storefronts lost during subsequent renovations.

Pimsler Hoss Architects, Inc. has worked with the Savannah Housing Authority, Melaver, Inc. and Parallel Housing to provide a design for a sustainable senior housing project in Savannah, Georgia. The project represents Phase III of a large redevelopment providing affordable homes for all age residents. The facility is designed in compliance with Department of Community Affairs standards and is certified LEED Platinum.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

MILLTOWN LOFTS
ATLANTA, GEORGIA
70 residential units

DEKALB CLIFTON TOWNHOMES
ATLANTA, GEORGIA
8 residential units

Milltown Lofts is the redevelopment of an industrial parcel of land in the Reynoldstown neighborhood of Atlanta, Georgia. The parcel has been rezoned for live / work residential units. The project consists of seventy living units, a clubhouse and pool on a fully landscaped three-acre site, formerly the location of low-rise warehouses and pavement.

The site in metro Atlanta was extremely tight, and existing zoning constraints elicited a creative solution for the development of eight new townhomes. Setbacks and transitional plane requirements adjacent to residential properties to the north forced many of the building offsets along several facades. The developers sought an extremely open plan on each floor leading to a very modern layout for each of the units. The architects developed several unique floor plans for the project and incorporated modern finish materials on both the interior and exterior of the building. Sales were rapid for the eight units on this site which was just under a half acre of land. The architects provided full services for the project.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

MONUMENT WALK
DAYTON, OHIO

Working with Simms Development, the architects designed townhomes to be integrated into the site in downtown Dayton, Ohio. The density desired by the development team led to four-story units with outdoor terrace space at the fourth floor of each unit. Several units had river-facing views, so large open areas were provided for at the top level of these units. Elevators were provided for each unit to allow for multigenerational sales opportunities. Materials were reflective of the surrounding older structures in the downtown district. Stone and brick with cast opening lintels adorned the building exteriors. Phase one is complete, and sales are moving forward at this time.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

OCTANE COFFEE BAR / LITTLE TART BAKESHOP
ATLANTA, GEORGIA
commercial interior design

For their third Atlanta location, Octane Coffee teamed with Little Tart Bakeshop to create a new dining experience at PHA’s mixed-use project, The Jane. The shop serves coffee, pastries, and liquor. As tenants at The Jane, Octane Coffee Bar and Little Tart Bakeshop used finishes for the serving counters and seating that capitalize on the industrial vibe of the former elevator factory. Warm birch plywood and butcher block counters contrast with the custom sliding metal storefront, which opens the dining area up to a patio. Little Tart Bakeshop has a full baking kitchen, and PHA produced plans for Octane Coffee to expand to full dinner menu with kitchen capability as well as an on-site coffee roaster in the future.

PONCE CONDOMINIUMS
ATLANTA, GEORGIA
60 residential units

A renovation and remodel of an existing historic building, this project provided for sixty residential living units. The project included the upgrading of the life safety, electrical, mechanical and plumbing systems. Condominium designs yielded full occupancy upon completion, and the project has received Golden Obie Awards in several different categories. The architects worked on several custom design units in the building including both residential and commercial spaces for owners. This historic structure had numerous assets upon which the final design was able to capitalize.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

RED HOG BUTCHER
LOUISVILLE, KENTUCKY
brownfield site redevelopment

Lazarus reviewed liability concerns during due diligence, managed environmental consulting contracting, and prepared this nearly century old service station for local food system reuse and redevelopment.

Four previously undiscovered underground storage tanks, lines, hydraulic lifts, and impacted soils were identified during due diligence activities. These concerns were addressed through the Kentucky Brownfield Redevelopment Program and a site management plan was developed by environmental professionals according to state statutes.

Presently, the business operates as a Café and bar, as well as a full time local butcher sourcing specialty meats from hogs raised less than 12 miles away.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

INDIANAPOLIS SMART GROWTH REDEVELOPMENT DISTRICT
INDIANAPOLIS, INDIANA
$600,000 in brownfield grants from EPA

The Smart Growth District – Indianapolis (SGD Indy) began as a concept plan prepared by Chris Harrell (Prior to Lazarus), and introduced to the Indianapolis Green Commission in October, 2008. The idea sprang from the prior Phase I ESA Area Survey, and the initial data the area survey generated. The Green Commission unanimously approved of the plan, and recommended it to Mayor Greg Ballard for implementation. Mayor Ballard approved, and the Ball State College of Architecture – CAP Centre Indianapolis and the local AIA supported the project. These groups then helped gain a national AIA Sustainable Design Assistance Team (SDAT) and public engagement effort to kick off stakeholder understanding and involvement. Ongoing efforts with the Martindale Brightwood Environmental Justice Collaborative, King Park Area Development Corporation, residents, and municipal stakeholders drew notice from US EPA Region 5 partners. In February, 2010 the Sustainable Communities Partnership of HUD, DOT, and EPA designated the SGD Indy one of 5 Sustainable Communities pilots in the country.

Chris Harrell of Lazarus, in his role as Brownfields Coordinator for the City of Indianapolis, crafted a strategic approach to frame sustainable development in the eventual redevelopment district in 2008. Green 3 LLC, a partner in this proposal, consistently helped the Indianapolis Brownfield Redevelopment Program implement pro bono public engagement on multiple phases of the effort.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

US EPA COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT PROJECT
ELKHART COUNTY, INDIANA

MAJOR TOOL & MACHINE REDEVELOPMENT
INDIANAPOLIS, INDIANA
$21M in private investment

Lazarus, acting as subcontracting partner with SYMBIONT, led the Brownfield Planning efforts for Elkhart County, IN in their current $400,000 EPA Brownfields Area Wide Assessment Grant along the State Road 19 Corridor. Through this effort, Lazarus has deployed its proven data-driven brownfield planning effort. Aided by mining mass amounts of public environmental and demographic data, and mapping outcomes in GIS with SYMBIONT’s help, Lazarus led stakeholder review of historic and existing conditions throughout the SR19 corridor.

The outcome has enabled efficient and beneficial environmental assessment to meet all the goals for the EPA project nearly a year ahead of schedule, and to do so in a climate of open data and public engagement unparalleled on EPA grant funded projects.

This project demonstrated brownfield redevelopment at the speed of business. The site of a neighborhood march against the site’s abandonment and contamination on Dr. Martin Luther King, Jr. Day in 2006, the site’s redevelopment resulted in 53 new jobs created and 200+ jobs retained as well as the creation of a TIF District. The redevelopment of the site, financed by Municipal Bond Anticipation Note, consisted of the demolition of a 250,000 square foot collapsed building, the removal of 53,000 tons of contamination, the abatement of a threat to groundwater, and the removal of general blight with the resulting improvement in the surrounding neighborhood. Overall, $21 Million in private investment was put into the site in this project, which received the 2008 Governor’s Award for Environmental Excellence in Land Use.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

FOUNTAIN SQUARE REVITALIZATION
INDIANAPOLIS, INDIANA

Green3 designed the renovation of Fountain Square Plaza with the restoration of the iconic historic fountain and the redesign of the streetscape and intersection. Green3 wrote grants, led planning efforts and public meetings, and designed green infrastructure features such as planted forebays, an upgraded streetscape, and a new fountain. New bump-outs and crosswalks made the square safer and more pedestrian friendly. This project paralleled, and was a key component of, the re-emergence of Fountain Square as one of Indianapolis' premier cultural districts. It represents an ideal project outcome in which the planning process acts as a catalyst for broad community engagement, and the result is not only physical improvement, but also the emergence of a community’s cultural and economic renaissance.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

DESTINATION FALL CREEK IMPLEMENTATION PLAN
INDIANAPOLIS, INDIANA

The Destination Fall Creek planning area includes approximately four miles of the Fall Creek corridor and riparian zone and links numerous neighborhoods, institutions, and public spaces. Green3 facilitated the visioning and strategic action plan component of the project, providing conceptual graphics that depict potential development patterns and aesthetics. Outreach and coordination included a series of core stakeholders with representatives from multiple Community Development Corporations, the Department of Metropolitan Development and the Local Initiatives Support Corporation (LISC), as well as additional outreach to other government agencies and the public. The final plan included detailed project costing, a phased implementation timeline for short-term catalytic projects, and area-wide initiatives for long-term development.

CHRISTIAN THEOLOGICAL SEMINARY SPIRITUAL TRAIL
INDIANAPOLIS, INDIANA

The Spiritual Trail is inspired by the journey of life. The trail experience is designed to reflect the path we all travel, from the rough and tumble adventures of youth to the refined appreciation of simple pleasures that comes to us with age. Water features are incorporated into the design of the Spiritual Trail as an aesthetic representation of the stream of life and also to create an important link between the site and the White River and Canal below. Features of the plan include a new breezeway access to the east, a tree-lined courtyard, a custom designed water feature with seating wall, tree-lined paths, a ravine bridge experience, a wildflower meadow, a ground level labyrinth, and trail connectivity to nearby trail networks and existing infrastructure.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

INDUSTRIAL HERITAGE TRAIL
INDIANAPOLIS, INDIANA

The Industrial Heritage Trail planning effort was to accomplish connectivity and interpretive elements through the property of an old coal refinery plant known as the Coke Plant. The Industrial Heritage Trail would bridge a current gap in Pleasant Run Parkway, which currently diverts around the perimeter of the Coke Plant. Portions of the site too contaminated to allow human contact would be traversed using a suspended pedestrian bridge to elevate trail users above the contaminants. Below, native plants would serve to phyto remediate portions of the site, while solar panels and/or wind turbines capture renewable energy, and less contaminated areas are capped and converted into usable public green space. Green3 developed the vision for incorporating a trail into the environmental clean up and reuse strategy and prepared conceptual graphics depicting the vision. These graphics were successfully used to solicit grant funding and support for placemaking projects and programs as part of the city-wide ROW initiative.

FORT WAYNE S. F. BOWSER DOCUMENTATION
FORT WAYNE, INDIANA

The Fort Wayne S. F. Bowser and Co. Documentation Project includes fully documenting the historic district associated with S. F. Bowser and Co., taking archival photographs, and describing every building in the district prior to the city’s demolition of the complex for new development. Connie wrote an in-depth historic context of the company and its role in the oil and gas pump industry to accompany the documentation. In addition, all buildings of other companies associated with the pump industry in Fort Wayne were included in a lengthy history of the industry and its impact on the city. Following the documentation stage, Green3 will create interpretative signage that will be placed in the neighborhood where the complex once stood to help the neighborhood retain its roots in the industry that gave birth to the area’s development. Green3 will manage public meetings with neighbors and interested parties to determine where the markers will be located.
The City of Cambridge located north of Boston, Massachusetts, shares increasing global concerns about climate change and the many challenges it presents.

Cambridge has adopted a Climate Protection Action Plan with the goal of reducing greenhouse gas emissions by 80% by 2050. The City has also developed a 25-year framework for becoming a net-zero community, meaning that all greenhouse gas emissions from building operations are offset by producing carbon-free energy. Achieving the net zero objective will require a significant shift in the supply of energy to Cambridge buildings — away from fossil-fuel-based sources and toward low- or zero-carbon sources.

In order to better understand the full potential of renewable energy and low-carbon district heating and cooling in Cambridge, the City has commissioned Ramboll to develop an energy supply strategy to help the City decarbonize its energy supply.

Ramboll will study the existing energy use across the city and the sources of supply, look into the possibilities for the future low-carbon supply, assess barriers and suggest ways to overcome them, and create a road map for the City.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

CITY OF CAMBRIDGE LOW-CARBON ENERGY SUPPLY STUDY
CAMBRIDGE, MASSACHUSETTS

In 2014, The City of Saint Paul hired Ramboll conduct an energy master plan study for the redevelopment of the former Ford assembly plant.

The redevelopment of the Ford site offers a rare opportunity for the City of Saint Paul. The City’s ambition for the site is to be an economic, social, and environmentally sustainable place that provides good living spaces and serves as a lighthouse project for future developments.

The intent was to provide a site developed around the sustainable principle of a liveable city, by focusing on the energy supply. The work was conducted in close collaboration with the Ford Site Technical Advisory Group, which consists of scholars, utilities, regulators, City representatives, and business representatives.

Ramboll identified 35 energy production technologies as potentially suitable for the site. The evaluation focused on the technology and the conditions under which they could be used such as price structures, consumer demands, laws, impact on the local environment etc.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

CITYWAY PHASE 2
INDIANAPOLIS, INDIANA
$110M mixed-use infill redevelopment

Buckingham Properties, LLC is developing Phase 2 of CityWay on an existing parking lot as a $110M mixed use high rise public-private partnership consisting of apartments, condominiums, retail and a parking garage. This urban infill project consists of a 9-story high rise unit on top of existing parking garage, and two 4-story buildings. It will continue the advancement of the revitalization of the south side of downtown and support the public private partnership between Eli Lilly and the City for the underutilized area.

Williams Creek is providing full site design and civil engineering including sidewalks, all utilities, stormwater management elements, ensuring these spaces are ADA accessible, and leading permitting through the City as part of the Regional Center. Williams Creek is utilizing their integrated design principles for Green Infrastructure (GI) elements including rain gardens and permeable on street parking stalls.

Williams Creek’s involvement in the project allows for the seamless inclusion of GI elements which complement the existing Phase 1 development landscape and help enhance the overall look and feel of this iconic development while supporting all stakeholder’s commitment to sustainability initiatives.
BUTLER UNIVERSITY SUNSET AVENUE GATEWAY
INDIANAPOLIS, INDIANA
10,500+ sf of permeable pavement

Sunset Avenue is the eastern boundary of Butler University’s campus and the primary transportation corridor for vehicular traffic that connects the campus with the surrounding Butler-Tarkington neighborhood. Under the City of Indianapolis’ RebuildIndy infrastructure program, Sunset Avenue was redesigned based on a Complete Streets approach to accommodate pedestrians, bicycles, and vehicle traffic. In addition to multimodal transportation elements, the streetscape design includes linear rain gardens to manage stormwater within the right-of-way and reduce the volume of stormwater discharged to the nearby White River and combined sewer system. Additionally a new charter bus stop/parking area and pedestrian plaza utilizes porous media and rain gardens to manage and infiltrate stormwater. The project also includes the first permeable asphalt bike lanes installed in the City of Indianapolis. Williams Creek provided stormwater management engineering and landscape architecture design services for the project.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

THE NATIONAL APARTMENTS
INDIANAPOLIS, INDIANA
2.31 acres former brownfield, 62 units multifamily affordable housing

Williams Creek provided value engineering services for the redesign of the approved development plan for The National Apartments to create a sustainable development as part of the City of Indianapolis’ efforts for Public-Private Partnerships. The National Apartments is a 62 unit, multifamily affordable housing redevelopment project on a 2.31 acre former brownfield site and is the first private development project to be built within the nationally designated Smart Growth Redevelopment District.

Williams Creek’s design eliminated the need for multiple storm structures, underground storage chambers, water quality units, and several hundred feet of reinforced concrete pipe. The design replaced the traditional grey infrastructure with Green Infrastructure (GI) elements such as permeable paver parking areas, porous concrete curb and gutter systems, and exfiltration rain gardens, thus eliminating proposed impervious surfaces and creating a landscape unique to similar tax credit housing projects within the City.
4. DEVELOPMENT TEAM QUALIFICATIONS

PROJECT EXPERIENCE

ST. VINCENT CLAY HOSPITAL
BRAZIL, INDIANA

ARSEE Engineers performed a condition assessment and developed a five year prioritized repair plan for the exterior of the original 1927 construction and the 1959 addition. Emergency repairs were performed on the 1959 addition in 2013 to stabilize the masonry.

CHARLEY CREEK INN
WABASH, INDIANA

ARSEE served as the Structural Engineer of Record as well as Façade Restoration Specialist. Fritz Herget served as Principal-in-Charge. Glass fiber reinforced concrete was used to replicate terra cotta on the original building and to clad portions of the addition. Underpinning along the north wall of the 1924 theatre for foundations of the addition proved to be challenging.

LERNER THEATRE
ELKHART, INDIANA

ARSEE served as the Structural Engineer of Record as well as Façade Restoration Specialist. Fritz Herget served as Principal-in-Charge. The abandoned Natatorium was converted into three stories of classroom and office space. The project was completed in multiple phases over a three year period and received a Save America’s Treasures Grant from the National Park Service.

HINKLE FIELDHOUSE
INDIANAPOLIS, INDIANA

ARSEE served as the Structural Engineer of Record as well as Façade Restoration Specialist. Fritz Herget served as Principal-in-Charge. A change in occupancy increasing live load requirements, coupled with deterioration of the reinforced concrete frame made the structural side of the project particularly challenging. Ornamental cast stone elements were recreated to replace the original pieces which had suffered from both freeze/thaw and corrosion.
5. COMMITMENT TO FAIR LABOR STANDARDS
5. COMMITMENT TO FAIR LABOR STANDARDS

SUMMARY

The Underhill Associates Team is fully committed to adhere to the fair labor standards contained in Chapter 37 of the Louisville Metro Code of Ordinances. We recognize the requirements of construction projects located in Louisville Metro that are defined by ordinance as “Taxpayer Subsidized Project” may be subject to sections of Chapter 37. Additionally, we have included in our team Green 3 LLC, a Louisville Metro Human Relations Commission certified WBE as project team member in this proposal and participant in the redevelopment planning effort.
Louisville and Jefferson County Metro
Human Relations Commission

Certifies that

Green 3, LLC.

Has met all of the Commonwealth Kentucky Transportation Cabinet certification program requirements and is hereby deemed a Reciprocally Certified Female Business Enterprise (FBE).

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NCA:

Carolyn Miller-Cooper
Executive Director