

Urban Government Center Solicitation of Interest Responses - Public Feedback and Comments

Collected 7/14/2020 – 8/31/2020

Zip Code	Comments
40025	Am out of town but again express my opinion that the Underhill proposal for a urban office center is most acceptable of all other proposals as I indicated on earlier survey. Am out of town but will be back in late August.
40205	Without doubt the Paristown Green proposal should be expected. The alternative is light in details, has not responded to all RFPs, would cost the city more in \$\$, result in greater demolition of existing buildings, the removal of more trees, more parking spaces resulting in additional heat island effects and unused spaces outside peak time, greater traffic and do what? There remain far too few details. If the city is committed to sustainability and growing the urban canopy there can be only one decision. Paristown Green.
	Although the Booker Design Collaborative proposal was a slick presentation, the Underhill Associates' proposal is clearly the better of the 2 proposals. It offers more affordable housing options, involves committed community partners, is more environmentally sustainable, maximizes reuse of existing buildings, and appears to have more minorities on its project team.
	The Underhill proposal for the Paristown Green redevelopment is a very robust and civically responsible proposal. I like the inclusion of green space, the multi-use aspect, but especially the equitable inclusion of affordable units. I strongly support this proposal over the other one.
40204	I absolutely think the Underhill proposal is the best for my community. The use of historic prpoerty is important and is logically sound. Green space is vital period. I am happy that something might finally get done. The housing options are a dream come true. This project will improve the neighborhood. I whole heartedly approve!
	The new development and renovation will be great for the community.
40204	Keep it green with trees. Add another Kentucky humane society site.
40203	Please support the Paristown Green Proposal that preserves existing structures. Thank you!
40207	While both proposals should serve this area well, the enhancements added to the Underhill revised proposal set it ahead of the competition As a prospective investor/ developed in a neighboring area, I believe that my vision for that area could be best complimented by the Underhill proposal, and request Louisville Forward take a step forward by Promptly awarding and overseeing the Successful completion of this development proposal
Louisville	I have lived in Louisville my entire life. The idea of revitalizing a portion of the city is very exciting. In my opinion the plan presented by the Underhill Group would be a great development and would be one step further in making Louisville a world class city for the current and in future Louisvillians.
40205	Developing Paristown Green sounds like a great project. The proposal submitted by Underhill Associates is well thought out and would provide a terrific boost to that area of Louisville.
40205	While I am not an immediate resident of the Paristown neighborhood, I have lived in the nearby Highlands for 30+ years and am quite familiar with the Paristown area and its connection to surrounding neighborhoods via the Barrett Avenue corridor. I commend LMG for its intent to resuscitate the Urban Government Center property and put it to use to vitalize a wonderful but declining area. I have reviewed both of the above proposals and find positive elements in both. However, I find that I favor the Underhill Associates project

	<p>primarily because its vision and scope seem much more in tune with the existing neighborhood. In particular, the Underhill plan emphasizes the retention and re-purposing of the existing historic structures on site. I think that it is critical that these structures continue as the dominant visual anchors for any planned development. Without this, the character and spirit of the neighborhood will be drastically altered. Simply viewing the architects drawings in both proposals makes it clear that, while the Booker project is likely to upgrade the existing neighborhood, it will also dominate it. To my eye, the Underhill project adapts to and fits with the existing neighborhood much better. Finally, I do not favor the inclusion of a mid-size hotel - which threatens to alter the residential character of the Paristown community irrevocably.</p>
40291	<p>The Underhill Associates Inc. proposal directly answers Metro's goals & objectives, flows well, and meshes with the local community. It will greatly enhance the overall variety of "types" of development from community/ residential to business and everything in between. Stakeholders and team members all have a role with responsibility that will shore up the success of the project. Use of the existing facility is paramount in retaining the look and feel of the surrounding community. I grew up in Germantown (Charles Street), my father's construction business was located on Dandridge Street for 25 years, and I completed numerous renovations at Mercy Academy, the Nolan Building, and St. Anthony Hospital and its ultimate conversion to Kindred. My roots are in that area. In my opinion, the Underhill Proposal is the most advantageous for the surrounding community, the people, and its historical identity. It has sat begging for redevelopment for many many years. The redevelopment should be completed by a firm with deep Louisville roots in projects of equal historical value. For these reasons, and many more, Underhill Associates Inc. is the right choice.</p>
40204	<p>I support the Underhill Associates' development plan. In my neighborhood I want to see more green spaces that can be utilized and enjoyed by all members of the community. I also welcome the introduction of a new farmer's market to help with food access issues in surrounding areas and support local farmers.</p>
40205	<p>Good day, The Underhill, Paristown Green proposal is right on target for what Louisville needs. It will be a huge asset to the neighborhood, but more importantly, preserve a tremendous amount of history for the city. As the grandchild of one of the most prominent physicians to ever walk the hall ways of this facility, I can say that he would be rolling over in his grave, if he knew what might happen to this historic site, if you do not select the Underhill, Paristown Green proposal. Moreover, just consider the sentimental value this GREAT Hospital has for ALL the generations of Louisvillians that were born there. I have no idea who is reading this, but there is a 90% or greater chance that their own generational bloodlines will trace back to this GREAT Hospital. In closing, I shall repeat my original premise. The underhill proposal is 110% spot on for what the neighborhood and Louisville need for this land and historic building. Thank you in advance for doing the right and best thing for this property, by selecting the Underhill, Paristown Green proposal.</p>
40059	<p>Support</p> <p>The Underhills have submitted the best plan with the most details and how they would develop this property to create a trues assets to the city and citizens of Louisville. They have experienced that counts with theses types of projects and have the support of some of the top minds and experts when it comes to this type of project. Plus, they are locks Louisvillians, they ultimately want what's best for the city. Thx.</p>

40204	My fiancé and I's apartment building is directly adjacent to the Gov't Center. We are highly interested in the seeing the Underhill Associates development. We're excited by their plans to incorporate farmers markets, affordable housing, adaptive re-use facilities (such as gyms and student housing), as well as composting and communal spaces. This development, we feel, aligns with our values and desires as both residents of the neighborhood and native Louisvillians. My fiancé is a gardener who has invested interests in the community gardens in our neighborhood. To see the development of such holistic ideals expanded within a space that is aimed to be held by neighbors and community members at large would greatly speak to our personal interests. It promotes connectivity with our community as well as all of Louisville. Also, one of the last things we would like to see in the development of this property is upscale apartment / hotel properties created with the intent of outsourcing wealth from the property and neighborhood. We believe that the affordable housing mentioned within this proposal is a fair and thoughtful effort that speaks to the reality of our state of affairs here in Louisville.
40203	Neither of these plans show thoughtful development of the site to advance the neighborhood. They both seem very vague. The Underhill plan especially shows little more than adding parking lots to one of the smallest neighborhoods in the city.
40217	I like Underhill Associates more, it is more interactive with the community. The senior housing and green space is something everyone needs.
40241	This group has done wonderful development projects around the city Westport Village Garza Avenue the George to mention a few. I'm sure they will salvage the government building in Baptist Hospital is well and be a credit to the Louisville area
40206	After reviewing I support the Underhill Proposal because Underhill has a local track record of bringing life to neighborhoods (e.g. Colonial Gardens, Germantown Lofts, etc.)
40299	I vote for Paristown preservation trust.
40204	The proposal from Underhill Associates is a much stronger proposal as it follows the criteria set in the RFP. Saving the existing buildings and not building parking garages is the most sustainable path forward.
40214	As a European immigrant, I very much appreciate Jeff Underhill's efforts to research, discover and revitalize and thus recognize, honor and preserve the rich European heritage of this city. I wholeheartedly support Jeff Underhill's PARISTOWN proposal, as does my entire family in Europe who have grown to love Louisville on their many visits to the US, and were as excited as I am about these PARISTOWN plans. Let us celebrate our roots, our past and our heritage with such projects!
Louisville	Underhill Associates would add an aesthetically-pleasing, community-supporting development to our city.
40204	We prefer the Underhill Associates proposal because it recognizes that Paristown Pointe is a >residential neighborhood< first. It blends well with existing structures and focuses on serving the retail and recreational needs of our neighborhood. We reject the Booker Design Collaborative proposal because it focuses on >destination< retail and hospitality instead of serving the surrounding neighborhood. It would compound already troublesome traffic and parking congestion in our neighborhood caused by the poorly thought-out Paristown Hall project.
40204	I am very excited about the possibility of the redevelopment of the Urban Government Center near the Paristown! As a property owner in the neighborhood, I was very interested to review both submissions for development. After reviewing them, I believe the proposal by the Paristown Preservation Trust would be best and best serve the area. After witnessing the

	<p>quality of design, workmanship, and follow through of the nearby Paristown Development, this group earned my support and trust. They are well financed, and committed to continuing their investment into the area. Specifically, their design offers a mixed use of residential, and commercial with considerable parking. Also, because they have the nearby Paristown, I believe this proposal dovetails nicely. Thanks for allowing our voice and for your consideration.</p>
40204	<p>Its best to keep the continuity with Parristown Hall therefore use the same developer.</p>
40204	<p>To the Louisville Forward team: Thank you for accepting public comments on this redevelopment project. As a neighbor (homeowner) who hopes to stay in this area for many years to come, I and my family would like to "vote" for the Paristown Green proposal designed by Underhill Associates. We feel that this proposal puts forth an attainable vision to address the needs of our neighborhood: grocery, affordable multi-generational housing, partnerships with small businesses and community nonprofits, green spaces, an emphasis on sustainability, etc. We expressed these needs during the initial community engagement activities (in 2016-17) and it seems that Underhill was listening then as they are now. I am excited to see this draft come to life as soon as possible. Unfortunately, while the Preservation Trust group has a lovely presentation, it seems that they are looking past the needs of our community to their own opportunities. Their idea is futuristic (not a bad thing, if rooted in the present) but I'm not convinced that we need to tear the existing buildings down to replace them with another newly constructed hotel, huge office building or massive parking garage. Louisville has many of these features that sit empty and unused. My family and friends enjoy The Cafe, the new music venue and Louisville Stoneware and wish those ventures (and Steve Smith) well. I hope that they will be a thriving part of the future of the neighborhood, but would like to see something different with the Urban Govt space. I sincerely hope you will listen to the neighbors and experts who weigh in, as there was a concern that that has not been the case in the past.</p>
40204	<p>As a long-time inhabitant of the Highlands neighborhood and recent homeowner in the Old Highlands neighborhood, I am writing in support of the Underhill project for renovating the Louisville Urban Government Center. I would like to voice that I wish this choice were easier. As it stands I feel that both projects serve to enrich a group of already wealthy developers. I wish there were an option that were better for our community. For our elderly, our children, our homeless. However, that choice is not on the table. So we face a difficult decision. And I for one hback that project that has engaged the community. That is devoting significant resources to accessible public spaces, mixed-income housing, environmentally sound building practices, and community-scale designs that value urban agriculture and small/diverse local businesses. I support these values, they are ones I want to live by, ones that I hope that whoever has the real power to make this decision will support the surrounding my neighbors as we hold the developers accountable finding just, diverse, small-scale, community solutions to living and thriving together. Thank you for the consideration.</p>
40204	<p>As a resident and business owner within walking distance of Urban Government Center and I very supportive of redevelopment of the area. I believe it needs to be done thoughtfully and respectfully. After reading both proposals I believe that the Paristown Preservation Trust has the best plan for the current and future community of Paristown. The major investment and vision already taken by this team shows their commitment to the success of the project.</p>
40245	<p>I write in full support of the Underhill Associates Paristown Green proposal to redevelop the Urban Government Center. The proposed new development would be aesthetically more pleasing and could significantly revitalize the neighborhood. It also provides significant</p>

	opportunity for the creation of new and much needed affordable professional graduate school housing for Bellarmine University health professions programs.
49205	The Underhill presentation and plan for adaptive reuse of existing structures and space is my choice based on: - clarity of plan and presentation methodology - my sense is that reuse of existing structures in this way would be less disruptive to neighborhood, more respectful of our heritage at this site, and have a lower impact on environmental quality overall. - less pie-in-the-sky glitzy presentation - more concrete feasible plan that seems to truly meet the needs of our community in terms of providing multigenerational interaction in housing, transportation, recreation, and basic habitat infrastructure. - good green space plan in an appropriate urban concept (I love the community garden and the green space plan).
40207	I greatly favor the Underhill plan.
40223	I highly recommend Underhill Associates for this project. I know them both personally and professionally and highly recommend them.
40222	I am excited about the Underhill Associates proposal. I think they make the most use of building preservation and the historic value which is of the utmost importance. Aligned with new greenspace areas, bike paths, and existing mature trees, a great deal of thought goes in to creating a healthy environment. Having worked directly with the Underhills on several local historic properties, I can attest first hand to the pride, integrity, and ability to turn a local landmark into a flourishing and thriving economic asset. While building preservation is a major factor, Underhill Associates have a knack for integrating that with modern amenities and conveniences.
40245	This sounds like a great way to revitalize downtown and drive badly needed revenue. Hopefully this can help to bring back businesses lost from the riots/protests.
40204	I would like to give my support to the Underhill and Assoc proposal. They have incorporated the reuse and preservation of historical elements on the property, have good community partnerships proposed, and have had a good track record of other types of preservation addaptive reuse in the city already.
	Exciting to see this process moving along and look forward to seeing the finished product. While both proposals have some merit and have included some exciting elements in design and substance, the Underhill proposal more clearly and effectively addresses the needs of both the neighborhood and community at large. It appears that Underhill listened to the wants of those in the area and included those elements along with partnerships (Bellarmine, Highland Community Ministries etc.) to create sustainability once the paint dries. Having seen other projects they've worked on, I know they are serious about preservation and reuse where feasible. I also greatly appreciate their commitment to including a diverse group of partners and contractors. I didn't see that with the Booker proposal. Once again, very excited for the future of this area. Of the two proposals, Underhill Associates overwhelmingly gets my vote.
40214	I am in support of the Underhill RFP for the Urban Government Center. The proposal outlines a plan in which the historic buildings will continue to be a part of the community they have been a part of for many generations. The revitalization of the buildings will enable them to serve the community in new and innovative ways. The Underhills have a proven track record of improving the communities where they work.
40204	I am in support of the Underhill Associates proposal. The combination of green space and development (not the least of which includes affordable housing and a grocery) would be a strong asset to this area. Preservation of existing buildings, increase in foot traffic down Barret Avenue from Winter to Broadway, but not overwhelming the roads with traffic are

	critical to promote positive growth in the space between the Original Highlands and Germantown/Paristown.
40204	Jeff Underhill project: sustainability is the plus
40245	Paristown Green proposed by Underhill & Associates is the best option. I like the idea of saving historic structures, maximizing green space & bringing healthy food choices to the community. By revitalizing the existing buildings, Paristown will welcome 100 senior housing units, 60 affordable housing units, 75 graduate housing units, & 18 townhomes. The local grocery store, daycare, farmers market, restaurant, gym & play area will all serve the community well. \$31 million of the \$47 million project costs goes to the 259 jobs related to the project. What a win / win for the people of Louisville & the community of Paristown. The other proposed option is 3 times more expensive & includes a proposed \$45 million dollar 150,000 sqft vacant office building. Work from home is the new trend due to the pandemic & that's a lot of offices to fill by a single user. Combine this with the looming recession & it's a glaring hole in the second plan. Paristown Green proposed by Underhill & Associates gets my vote hands down as the best option! Look forward to seeing it happen.
40217	I'm excited to see the Urban Government Center project moving forward after many years and many setbacks. The revitalization of this parcel will breathe new life into the community and Louisville as a whole. Of the two proposals that have been presented, I endorse the proposal submitted by Underhill Associates. While both proposals have their merits, Underhill Associate's plan seeks to preserve many of the existing structures and has a more community feel to their design. As an active resident of the Schnitzelburg neighborhood, I have been able to see how Underhill Associates goes the distance to repurpose existing structures and incorporate the history of parcels into the design to enhance the character through projects such as the Germantown Mill Lofts and the development of Swiss Hall (while not in Schnitzelburg, their work on Colonial Gardens is also impressive). I hope that the city will be able to move forward in favor of Underhill Associates plan and the city's planning and rezoning department works swiftly to revitalize this space.
40205	After reviewing both proposals, I am very much in support of the Underhill Associates' Paristown Green Proposal for 3 main reasons: (1) Sustainability -- Re-using 90% of existing buildings will result in less demolition and disruption of the nearby neighborhoods; (2) The overall design and layout will serve an existing need for daycare and affordable housing for Bellarmine nursing students, senior residents, and mixed-income residents; and (3) This is a clearer picture of providing healthy lifestyle options with a neighborhood gym and access to a local grocery store with FRESH food. I pass this area on my way to work downtown from the Highlands, and I love the idea of having a local grocery store at the corner of Barrett Ave and Breckenridge -- not only as a place that I could potentially stop by on my commute -- but as a major benefit to the existing Paristown Pointe neighbors. It's great that Underhill Associates' had already been in contact with interested local grocers, like Rainbow Blossom and Paul's Fruit Market, which would carry more fresh produce year-round and fulfill this need also for adjacent neighborhoods. The last thing this city needs is more demolition for a new hotel development, especially built in the middle of multiple residential neighborhoods. The Paristown Preservation Trust's design reminds me of is the OMNI hotel. While the OMNI is a beautiful building, it demolished a historical building and the Fall City Market is not fulfilling the needs of affordable fresh foods downtown. It focuses more so as a food hall for downtown employees to grab an expensive lunch and maybe a few snacks. I don't know a single person that does all of their grocery shopping here. Please, do not repeat these mistakes, especially in the middle of residential neighborhoods.

40204	I like the 2nd proposal from Underhill best. It includes and compliments everything we need in our neighborhood.
	Underhill Associates has the proposal that is responsive to and reflective of the surrounding community. It includes a residential rent structure that is clearly more affordable. Furthermore, the proposal plans for use of space by all age groups. The property / buildings have been vacant for four years. After enduring this nuisance for so long, established residents and stakeholders deserve a development that is compatible with their neighborhood and brings amenities they will use.
40217	This is a wonderful idea to redevelop an already existing site for the community.
40207	I support Paristown Preservation Trust!
40217	Underhill Associates have put together an outstanding proposal for the improvement of the Paristown neighborhood and the overall vitality of Louisville for future generations. I believe that this plan will create a resurgence in the city and can be used as catalyst and model for urban redevelopment in long neglected neighborhoods throughout central Louisville. This plan shows that large scale projects can be profitable for a local municipality while benefiting the under-privileged socioeconomic demographics. This is made apparent by the addition of affordable housing units for all ages in a city that has been trending at a loss of affordable housing units. It also creates new jobs and raises surrounding property value creating new revenue streams for the city, which is facing stinging budget cuts. This plan also sees the integration of historic integrity and environmental sustainability with fresh food cultivation, green canopies, native plant growth, solar energy sourcing, and beekeeping. Private development wants to focus on profitability of the project; the goal of this proposal is community growth with a focus on fixing trending issues in urban Louisville. This is evident from the partnership of local business, higher education, and nonprofit institutions from Louisville. Plus preserving the historic integrity and architecture that is unique to Louisville is a way to respect the past and adapt for the future. I believe this project can be an example of redevelopment in an urban setting nationally, if not internationally. Human nature wants connection with another being. This plan puts forth the foundation to cultivate that connection, through art, food, public green space, and housing. This idea of community presented from Underhill Associates is how communities will grow in the future to secure the vitality for future generations. In addition, if new revenues are needed for the project, the roof of the Baptist Hospital Building would be ideal for an open-air beer garden, restaurant, or event space, that would draw local and visitors alike. This rooftop is at one of the highest geographic points in the city allowing for phenomenal photography, plus it creates leasable space. With the addition of plantings (i.e. raised flowerbeds, potted trees) or shade providers (i.e. umbrellas, arbors, awnings) can cut cooling costs in summer months and cut heating costs in winter months by creating natural insulation (plantings). Rainwater collection from the roof can be piped into the irrigation system at street level to offset the usage of city water. The city would be careless and negligent if it looks past this proposal.
40204	I am a home owner who lives in The Paristown neighborhood and I love the proposal put forward by Underhill Associates. It's sustainable which is so very very important these days, and the proposal also speaks to being equitable which is equally as important. Additionally I feel that their proposal honors the culture of our neighborhood the best. The other proposal looks a little gimmicky to me, and their vision for development looks generic and like other projects I have seen before. Underhill Associates proposal seems genuine, it seems like something special and unique. I think it would not only add to our neighborhood but also

	honor our neighborhood for what it is already. Please please chose Underhill Associates. They are above and beyond better than the Paristown preservation proposal.
	The proposal from the Booker Design Collaborative would be more beneficial for the neighborhood because it includes more types of businesses. The diversity of businesses would bring jobs to the neighborhood. This would mean employees would be in the neighborhood to spend money during the day on lunch and other items as opposed to only bringing revenue into the neighborhood in the evening and weekends. In addition, this proposal provides space to relocate the Highlands/Shelby Park library. This library provides essential services to neighborhoods and needs a larger, more modern home. The Underhill proposal is less desirable because it has far fewer opportunities to bring revenue into the neighborhood. It does not contain nearly as many businesses that can be utilized by people in the neighborhood. The Booker Design Collective would move the neighborhood forward into the future. As a young mother, it is a develop that I would be able to utilize with my children and enjoy far more than the other proposal.
	These proposals are most differentiated by the scope of their ambition. In this regard one, Underhill Associates, looks blend into the neighborhood's history in a way that makes little waves, while the other, Booker Design, looks to build for next 100 years of the neighborhood. This is the proposal that Paristown needs. Neighborhoods that strive to stay the same, ultimately decline. Neighborhoods that strive for more grow. The Booker proposal stands to bring more energy and activity to the neighborhood with offices, a small hotel, a library. This mix of energy is what made neighborhoods of the past vibrant. Louisville is always looking to it's neighoring and peer cities and asking how we can duplicate their success and growth. Yet when opportunities come along, the safe or even regressive choice is always the one we seem to make. A good previous example would be scrapping and rolling light rail into a combined bridges project and widening of Spaghetti Junction while dismissing an option like 8664. Something other cities like Portland (once looked to as a peer city but they've left us far behind in the last 20 years) had already proved was viable. Seriously, how does that decision look today? Safe? Members of the Booker Collaborative have already proved they have a progressive vision for this neighborhood. The question is, can Louisville see it?
40218	<ul style="list-style-type: none"> • The Underhill Proposal was selected by the neighborhoods then and now. • This proposal honors the architectural and park-like landscape with sustainable multi-use plus green space • The Underhills prove their abilities to complete similar projects LOCALLY to the benefit of the communities. • Amenities of working with the embodied energy of the existing built environment is environmentally sound. • Employment opportunity in all phases enriches the diverse local communities. • The Underhill Proposal is simply the right thing to do.
40204	As someone who used to live a block away from the proposed site, 7 years ago, i saw firsthand how much the struggling community nearby needs variousrgeneral life resources within walking distance. I love the Underhill's plan to not only save most of the structure's architecture & green space.. but their interest in adding affordable housing, childcare, a farmer's market, gym, and a grocery store. So many poor familys could greatly benefit from access to better housing, affordable childcare for essential workers, a place for independent farmers to setup, a workout location within walking distance, and a grocery in the middle of a food desert. Plus a mini-bus stop for students going to Bellarmine, helps those young adults without cars to get to & from the University. These are all venues greatly needed to promote healthy living in an area that doesn't easily have access to such places. I truly feel that the quality of life that this promotes is priceless.
47119	This is a wonderful idea, and a great use of the property! I fully support this proposal!

47150	Wow! Just wow. The Paristown Preservation Trust proposal absolutely knocked my socks off! A very sound and sensible plan infused with creativity, spirit, and joy. It honors the history and heritage of the area, as well as the needs of area residents, with the type of vision that could ultimately transform all of metro Louisville.
40203	It is common sense that reimagining and renovating existing structures is economical, sustainable, and less disruptive to areas than demolition and new construction. With that being said, Underhill Associates knows how to do just that while meeting community needs and raising community standards.
40205	The Underhill proposal includes a draft outline for a Community Benefits Agreement (CBA) (Page 85/85), 5-year forecast (revenue, expenses, debt services, available funds) (page 78/85), development schedule/timetable (page 28/85), planning for displacement (page 10/85), and goes into great detail of job creation (page 23/85). I don't believe I see a clear CBA, 5-year forecast, schedule, displacement, or job creation discussion (maybe page 48/49?) in the Booker proposal. Would question the experience of the Booker Design Collaborative, as well as some of the team members (believe the misfortunes at the 1300 Bardstown Road site with John Hollenbach is still fresh on some minds). Appreciate the organization of the Underhill team (page 30/85), as well as the diversity/inclusivity of the team members. (*Also, I'm somewhat confused about the Booker Design Collaborative's involvement, didn't see them in the Team Experience, no mention of Kristin Booker, maybe this is another group. Proposal really feels like it's lead by Stephen Smith with Axxis, maybe teamed as Paristown Preservation Trust?). A few things I particularly enjoy about the Underhill proposal: saving historic structures, green space and tree canopy, multi-generational housing along with Bellarmine graduate students, childcare facility, and grocery store/farmer market. *We also know the debacle from the previous attempted project with Marian Group is still fresh in peoples minds as well. Would hope to take some lessons learned about local involvement and the proposed project team and game plan. Best of luck to all those involved, greatly looking forward to seeing this area grow!
40204	As I projected it looks like this property will just be handed over to landlord capitalist trying to create a Bardstown Road extension. This property has a history of helping people, but is going to become not something for everyone, but only the privileged. Why can't the city use it to address some of the problems the city has? Can't afford it because we have to pay for the militarization of the police department? I would love to see Underhill's definition of affordable and low income housing. Convince me an "essential worker" paid poverty level hourly wage in Louisville can afford to live here -- yeah, maybe with 7 other roommates in the unit. This whole transparency public comment period bit the city has put out is just another illusion. Is the Omni not interested in building another hotel with a swanky grocery store like the one that have downtown?
40218	I welcome something productive being done with that property. It would be a great addition to that neighborhood and its continued revitalization.
40204	I believe that the proposal presented by the Paristown Preservation trust is more appealing to our neighborhood and is progressive. I have lived in Paristown Pointe for the last 20 years. Paristown's plan better represents who we are and where we are going. Their plan will also tie into the development on Brent Street with the arts district, bringing even more people to the area. Steve Smith has the vision to take us in the right direction. In the last year he has already done so by bringing people back downtown for top notch entertainment, activities and food at the concert hall and Christy's Garden. His plan will bring up our property values up to where they need to be and make are small neighborhood as welcoming and

	comparable to live in as Highlands and Germantown. The Underhills plan does not add to where we want to go. Senior and student housing is not appealing. It does not tie in to the current development on Brent St. The Paristown Project is perfect for our neighborhood and for Louisville.
40217	I strongly prefer the Underhill proposal. I think it is best for the space and best for the community.
40204	I like both proposals! Steve Smith has already shown what he can do with the Development by Louisville Stoneware, so that goes a long way. But seriously, either would be great for Louisville! Also, I live directly across from the Government Center. I've attended all last meetings regarding the redevelopment. I would like to be considered to be a member of the review team representing excited neighbors!
40204	Comments regarding both proposals: Booker Design Collaborative: There seems to be a large area of outside of the scope of the project on the other side of Vine Street. Is the area labeled Vine Street commons part of this project? I can appreciate what part of this group has done for the lower portion of our neighborhood. I have enjoyed watching that unused area come to life. I am NOT super excited about all of the dining, food places without really housing a grocery or bodega. It seems like this group is holding those areas down in the lower area in lieu of dispersing up to the higher areas. This project team seems to lack diversity. Underhill Associates (preferred): I'm super excited about bringing Bellarmine to our neighborhood. I would think that the old Baptist Hospital Building would be better suited for a more diverse population since we have the Altenhiem (senior facility) directly up the street on Barret Avenue. The Grocery/Farmers Market is SUPER exciting. I would like to see an entrance to the grocery and daycare NOT be located directly facing the houses on East Breckinridge Street. That is a fully residential area of the street that is not accustomed to having car traffic pointing directly at our residences. Can we not locate the entrances along Vine and Barret as they are now? I am extremely happy to see such a diverse project team represented!
47130	I write this comment of support as a community leader and resident of Lou Metro. While my home address may be 3 blocks from Kentucky in downtown Jeffersonville, we are a family who more than regularly works, learns and plays throughout the region - at both old and new establishments. The Underhill Associates project by far creates a space for thoughtful, sustainable, socially responsible placemaking. The list of planning and community partners (from education, food, environment, business) is incredible. The representation of Black leaders in their program is imperative. Please select Underhill Associates proposal.
40204	I would like to express my support for the mixed-use development at the site of the Urban Government Center at Barret Avenue and Breckinridge Street. I like that the project is seeking structures compatible with the neighborhood and those that are LEED (or similarly) certified. I would love to see a project here that is beneficial to the whole community.
4020;	I strongly support the Underhill proposal for the UGC redevelopment project in my neighborhood.
40204	Living close by, I'm excited about the thoughtful reuse of this area by Underhill Associates. I appreciate the extra effort involved in preserving the existing structures for a new life. I look forward to having this new development in "my backyard"!
40059	I've seen first hand the redevelopment work Underhill Associates has completed over the years in Louisville. I'm going to list some projects that come to mind, Kentucky Tower, Westport Village, Germantown Mills Loft, and Colonial Gardens to name a few. The above list of properties were mostly run down and needing serious rehab. Most developers would

	<p>have chosen to demolish the current structures and build from the ground up, not Underhill. Each of these properties were reclaimed. The outcome they accomplished at Westport Village was incredible, from an old run down shopping center to a beautiful retail center with restaurants... Based on their years of successful redevelopment in the local area the clear pick should be Underhill Associates.</p>
40207	<p>This is a great idea! This area needs Underhill Associates to come in and give them what they need! They truly have the community's best interest in mind.</p>
40207	<p>Underhill Associates' plan to preserve the Paristown UGC is the clear best choice for the historic neighborhood. Aimed at preserving the beautiful mature trees and the buildings of the neighborhood as they update it. The proposal to include the day cares, student housing and senior living will make the neighborhood a much desirable place to live. More hotels, bars and restaurants will just cannibalize the business the neighborhood spots working to keep their doors open during COVID.</p>
	<p>I would like to submit a negative review for Underhill Associates. My girlfriend lived in Germantown Mill Lofts, and she had a HORRIBLE experience living there. Her apartment was nice enough in the beginning, but it is clear that the finishes were cheaply installed. She had to submit 10 maintenance requests during the first month of living in the building because things either broke or malfunctioned. The maintenance requests were not answered in a timely manner. It took nearly a week for her AC to get fixed during the summertime. The amount of money she paid to live in building did not line up with the poor service she experienced. She also had a huge problem with non-residents being in the building constantly. She did not feel as though the safety measures taken by the company were proficient enough. She did not feel safe as a single woman living in the building sometimes. She also complained to me multiple times about non-residents using the loft amenities. For example, non-residents were given access to the swimming pool, and were not accompanied by members. She filed complaints with management, but never received a response. Overall, she had an awful experience. I would not trust the Underhill Associates to build anything and manage it well!!!</p>
40207	<p>I support the Underhill Paristown Green proposal for the new government center. Much less costly, and does better job of preservation.</p>
40241	<p>Paristown Preservation Trust! This team has a strong, proven history of success with exemplary vision! They will get the job done.</p>
40207	<p>Well integrated plan that laced community needs with neighborhood input, backed by expertise and broad experience. As a lifelong resident I support this design concept and can't wait to celebrate the success! My previous submission was about the Underhill proposal.</p>
	<p>Louisville needs this type of development. This project will benefit the local community and City overall.</p>
40213	<p>This is exciting news for the residents currently in Highland Court. I am very much in favor of this move, and am in complete support of this plan.</p>
40207	<p>Paristown Preservation Trust has my vote. Looks amazing to turn that area around.</p>
40206	<p>I support Underhill Associates Paris town Green Plan!</p>
40222	<p>I have worked on their Westport Village and the Goss Avenue Mall and Colonial Gardens projects for Underhill & Associates. All of these properties are top-notch and the two historical properties retained their historical value to their respective communities and have resulted in revitalization of the surrounding areas. Being a local company with local</p>

	managing partners, I have found that they take pride in the quality of their projects and have taken more costly measures to save significant portions of the property to retain its community relevance.
40204	The Paristown Preservation Trust has the best interest in redeveloping the 9½ acres known as the Urban Government Center. The vision that they have for this area will bring a new life for the community. This area has been sitting vacant for nearly 20yrs. This property will cost the Underhill group more money than they are willing or can afford to spend. What they have proposed will not bring jobs, life and the commitment together. Especially during these times of uncertainty and destruction. Our town need a fresh face and start for this city. The Underhill group has completely missed this in there proposal. They do not have the vision or the proper direction to bring this city to level it need to be. All of my support goes to the Paristown Preservation group. I would be extremely disappointed in this city if they didn't move on there proposal. This city cannot afford any more disappointed citizens of this community.
40203	I strongly support the Underhill Associates proposal. The plan is in keeping with community interests I've heard expressed including creation of green space and preservation of existing structures. Let's please get this right for our city.
40204	As a resident of the Highlands and a member of the Highlands Community Ministries board, I feel the Underhill proposal is more in line with the character of the neighborhood and the hopes of the neighbors. The area is in desperate need of affordable senior housing, usable green space and connection to existing residents. Our organization has a longstanding relationship with Bellarmine and the Underhill plan would strengthen it further. There are enough "bump out" design apartments in Louisville to choke a horse and another hotel is overkill. The line up of existing partners of each project shows the differences in stark contrast; Underhill has a wide variety of professionals, Booker shows only older white men with the exception of an older white female. In these sensitive times, we need a developer willing and able to match both the needs and the character of existing neighborhood both now and going forward.
	IMPORTANT INFO on UNDERHILL PLAN: The Underhills are wanting to save the Baptist Hospital that is currently located on the Urban Government Center site and it is important that everyone knows the truth about it's history!! The old Baptist Hospital was built as a country hospital for RICH WHITE PEOPLE! Black people were forced into horrid conditions at the old General Hospital. The Underhills should be ashamed for promoting the restoration and adoration of this symbol of WHITE PRIVILEGE and SEGREGATION in our community. Spoke to a lady named JoAnn who went to the nursing school and worked at this hospital. She said black people were not allowed as patients until the mid 1960s and there we no black students at the school until late 1960s. There is a book by Samuel W. Thomas about the Baptist Hospital System. This entire site is a disgrace to our community and should be torn down to begin a new chapter of inclusiveness. The Underhill Families plan is sickening. They just want to make money off the backs of POOR BLACK PEOPLE! Please consider this when you are choosing a developer for this project!
40204	I'm in favor of the Underhill proposal. The combination of single family homes, student housing, and senior residences should work well and be easy to pull off. That can't be said about the other proposal.
40204	I really like Steve Smith with Paristown Preservation Trust proposal.. His development has a Charleston South Carolina southern charm vibe to it. That will provide much needed revenue

	<p>for local businesses and much needed additional parking for the area. The Underhill plan is a nursing home that will cost taxpayers 9 million dollars.</p>
40204	<p>What follows is a message formulated by myself, my brother, and my family in law, all of whom live in 3 separate homes all within this district. We are all community members, homeowners, and longtime neighborhood advocates. As a long-time inhabitant of the Highlands neighborhood, I am writing in support of the Underhill project for renovating and "developing" the Louisville Urban Government Center. Let it be known that I and plenty of other residents see this as a "lesser of two evils" decision. It is a sad and unjust state of democracy when citizens have as little power as 99% of us now have. We know that entrenched local and national powers have failed our humanity as citizens when we are forced to accept it as normal to watch mutely as invisible networks of power decide between two monolithic plans to entrust astronomical wealth in tax dollars to developers who, by the nature of their profession, must place more value on corporate profit than the needs of local people and real communities. We have seen for generations, in Louisville as in every city in America — project after project — that people and ecological systems who have already suffered most under the combined violence of poverty, environmental racism, and other entrenched streams of neo-colonial oppression — these are the very populations displaced and otherwise denigrated by decisions of the wealthiest few as they play with human lives, buildings, and land like so many pieces on the Monopoly board. While some middle-class and otherwise comfortable citizens may build upon existing accumulations of wealth as the values of their property increase, development has proven to be a key piece of a system that is economically, environmentally, and morally unsustainable — the capitalist system that extracts wealth from workers, human culture, and the land. It is with this perspective that I endorse the Underhill project, acknowledging the work their team and community supporters have done to try and limit the oppression inherent in their profession — devoting significant resources to accessible public spaces, mixed-income housing, environmentally sound building practices, and community-scale designs that value urban agriculture and small/diverse local businesses. I support these values, and I hope that whoever has the real power to make this decision will support the surrounding citizenry as we hold the developers accountable finding just, diverse, small-scale, community solutions to living and thriving together.</p>
40205	<p>As a long-time inhabitant of the Highlands neighborhood, I am writing in support of the Underhill project for renovating and "developing" the Louisville Urban Government Center. Let it be known that I and plenty of other residents see this as a "lesser of two evils" decision. It is a sad and unjust state of democracy when citizens have as little power as 99% of us now have. We know that entrenched local and national powers have failed our humanity as citizens when we are forced to accept it as normal to watch mutely as invisible networks of power decide between two monolithic plans to entrust astronomical wealth in tax dollars to developers who, by the nature of their profession, must place more value on corporate profit than the needs of local people and real communities. We have seen for generations, in Louisville as in every city in America — project after project — that people and ecological systems who have already suffered most under the combined violence of poverty, environmental racism, and other entrenched streams of neo-colonial oppression — these are the very populations displaced and otherwise denigrated by decisions of the wealthiest few as they play with human lives, buildings, and land like so many pieces on the Monopoly board. While some middle-class and otherwise comfortable citizens may build upon existing accumulations of wealth as the values of their property increase, development has proven to</p>

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40219	I support this project
40204	<p>It is very disappointing Louisville Forward did not take this time to recruit a more diverse selection of developers. We have seen these two before. This was an opportunity for the city to partner with a Black developer or Black owned company. The current two developers were not previously picked for a reason. Louisville Forward is asking us to settle on two runner-ups instead of recruiting a developer that would truly bring Louisville FORWARD.</p>
40242	its wonderful! Excited to see this project completed
40204	<p>I support the Underhill proposal. Both proposals provide similar amenities to the neighborhood - green space, grocery, dining, housing, etc. What the Underhill proposal provides extra to me are consideration for the environment impact (redeveloping the existing buildings, tree canopy, green roofing) and impact on current businesses, property owners and workers, as well as fairness for renters. In the Booker proposal, I really liked the idea of relocating the library and a JCPS preschool. We have a young child so these would be great amenities. I was concerned that there was not commitment from those parties, though, to operate those, so I fear they would not actually happen. Would definitely support consideration of including those, however.</p>
40207	<p>Hello. My name is Amanda Frazier. I am a lifelong Louisville resident. I have known the Underhill Associates group for a while now. I have never had a bad experience with any other development group except for the Underhills. I have an elderly parent who lives in their Highlands Court apartment complex. Having an elderly parent that lives alone is hard enough. It makes it harder when you don't feel like the management team at their place of residence is looking out for them to the best of their ability. My mother spends most of her time in her apartment, so having a nice, functional space is important to her. I won't list every single complaint she has had over the years that she has lived in the building, but I will say that there are MANY! It doesn't seem like the Underhill group has done a good job managing the complex, and I have been very disappointed in my mom's experience at the Highlands Court complex. Please reconsider allowing the Underhill Group to participate in another development. It seems as though they are just in it for the money. They don't care about our Louisville residents!</p>
40204	<p>I feel like each of these plans could bring great opportunity and additional density to the area tactfully and tastefully. Despite being a fan of the work the Booker Design collaborative has put into place further north, I do think the Underhill proposal does a better job of feathering their design into the surrounding area with 1-3 story structures and townhomes instead of a 3-5 story apartment complex along the perimeter. However, both designs look fantastic. Thank you all for your hard work! Very exciting.</p>
40223	<p>Underhill Associate's Paristown Green proposal is most impressive! With this reputable, local company at the helm of redeveloping the Urban Government Center property, there is no</p>

	<p>doubt that the end result will be another beautiful focal point for Louisville. Owner Jeff Underhill approaches his work with integrity, imagination and zeal. He is detail oriented, hands-on and committed to producing a high quality product. His love for his work and city is evident in the numerous properties he has developed. With a respect and appreciation for Louisville's history, architecture, culture and future vitality, Jeff's goal of preserving the unique character of the former KY Baptist Hospital, while refurbishing its interior to meet the needs of the community today is commendable. Preserving the building's historical significance, creating new elements where required, adding much needed green spaces and connecting the new residential, retail and commercial area to the existing neighborhood so that everyone benefits from the changes, is a win-win situation for all! This type of project is not new for Underhill's hard-working and experienced team. The Germantown Mill Lofts is an excellent example of what Underhill Associates is capable of doing. The entire block of neglected buildings were restored and transformed into a thriving community that melds into its neighborhood- providing green spaces and public areas for residents as well as neighbors to enjoy. Underhill Associates doesn't build fences (literally or figuratively) but instead encourages good relationships with its neighbors. It appears that the successful renovation of GML has become a catalyst for home renovations, new shops and cafes in the Schnitzelburg neighborhood. Colonial Gardens, The George, Westport Village, Highlands Court and Kentucky Towers are some other fine examples of Underhill Associates' contribution to the wonderful revitalization efforts in the Louisville area. Underhill Associates would be a superb choice for redeveloping the UGC property!</p>
40223	<p>I support the Underhill Associates plan to restore the hospital and police station because of the manner in which it preserves historic buildings and creates a multipurpose property that will enhance the community. For proof of their transformative capabilities, one must only look at previous successful projects such as Germantown mill, Westport village, and colonial gardens which have all converted distressed or abandoned properties into desirable centerpieces of their respective communities.</p>
40223	<p>This is an addition to our previous comments. At a recent outdoor exposition my wife Valerie and I had the opportunity to compare the 2 plans side by side. The fact that the Underhill proposal preserved a significant portion of the existing structures is an important advantage over the other group. In terms of improving a neighborhood and keeping its character, the cost, esthetics, economics and possible imposition on neighbors are clearly superior in the Underhill plans. Arriving in the US from Germany 41 years ago with frequent travels back to Europe, I have experienced and enjoyed the preservation of the individual characteristics of the different countries, regions and towns. Louisville has a huge amount of individual, beautiful features and neighborhoods worth preserving while upgrading whenever necessary and possible. So many modern developments look so similar that it can be difficult to tell the difference between them during a short stay. Louisville is the friendliest city of any place in the world for my wife and me. That was one of the reasons we returned here to live out our retirement. Please help keep the "Ville" architecturally the unique beauty it has become over the years. Please support the Underhill plan.</p>
40207	<p>I vote for Steve Smith.</p>
40204	<p>I live one block away from the Urban Government Center site. It is hard to compare these two proposals because there is so much information provided in the Underhill proposal that is missing from the Booker Design proposal. Underhill has clearly fulfilled all the specifications, priorities, and neighborhood values and comes out unequivocally ahead of the Booker Design proposal. Underhill's commitment to affordable housing for a cross-section of</p>

Louisville neighbors, their commitment to a Community Benefit Agreement, their transparency about wages, their substantial detail and commitment to sustainability and equity make me want them to develop this project in my neighborhood. They have expertise and a detailed plan and have obviously done their homework. Booker in contrast has not fulfilled the specifications of Metro's Solicitation. Please preserve the canopy trees! No single thing will preserve the neighborhood character & quality as much as keeping the hundred-year old trees! It also makes a substantial contribution to absorbing stormwater (reducing the need for engineering) in a neighborhood with 81% impermeable surface already; These big trees also provide shade, reduce heat stress in the neighborhood, and provide welcoming habitat for birds and wildlife. There is no substitute. We are still feeling the impacts of the clearcutting that occurred for the Paristown Hall parking lot and we've noticed that Steve Smith has failed to plant all the trees in their landscaping plan, and has not replaced trees that have died. Underhill's commitment to affordable housing (\$750/month) is demonstrated compared to Booker's starting studio apartment at \$985. Underhill recognizes and builds on the walkable and bike-friendliness of the neighborhood. In contrast Booker is proposing 900 required parking spaces! Underhill achieves their development with only 251, reflecting a development that promises not to impose undue traffic burden on neighbors. Booker says they want residents to live a "healthy clean lifestyle" which should not require 900 parking spaces. Booker's proposal lacks details about every element mentioned on p 13 and includes irrelevant information about structures outside the scope of this Solicitation. There are no minority or women owned businesses included in their team. Booker's repeated mentions of safety is tone-deaf in this era of increased attention to police brutality, and does not resonate with the priorities expressed by neighbors throughout the process. The lack of diversity on their team make it especially troubling that they have identified "safety" as a priority and feature a photo of a security vehicle as if this provides comfort to neighbors. It does not. The neighbors spoke clearly in asking for adaptive reuse of the Hospital building. Louisville Metro spoke clearly in asking for "A detailed plan for the treatment of the Baptist Hospital building;. Booker Design CLEARLY has no plan (a cryptic diagram on p 21 does not represent that it is a 3 story building and lacks even labels or legends!) which appears to disqualify their proposal: They say this: "We propose a feasibility study on the adaptive reuse of the original 1926 portion of the Baptist Hospital Building." I expect that the 7 selectors from Louisville Metro will not mistake this for "a detailed plan" Booker Design similarly offers no Community Benefit Agreement as stipulated in the Solicitation of Interest, which appears to disqualify their proposal. They also make no mention of the Advisory Council. Thank you to Underhill for listening to neighbors: "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 background" The Underhill proposal helps Metro comply with its commitment to Fair Housing Thank you for the idea of a grocery store but we have two nearby already. I doubt that Underhill will find a grocery store willing to occupy a space of only 6500 square feet at \$14/ sq ft rent so I do suggest looking for another tenant for the corner retail space. Thank you Underhill for keeping & restoring the Green Roof that LMHA abandoned, and for adding bees,community composting, and a wildflower meadow for pollinators. Thank you for details about how many jobs and average wages - Booker Design lacks this Thank you Underhill for a FREE

	<p>COMMUNITY ROOM! Yes please! Thank you Underhill for a community capital program. This is a novel concept in Louisville and can assist with community buy-in (literally) and financing.</p>
	<p>Sustainable Urban Neighborhoods Washington D.C. University of Louisville 502-582-0024 426 West Bloom Street Louisville, KY 40208 Dear Jeff Underhill: I am pleased to give you 100% support for the Paristown Green Proposal. Without any hesitation, Paristown Green is clearly the best proposal because it preserves the historic buildings instead of needlessly knocking them down. The Highlands Community does not want the old Hospital building torn down. This is why when I spoke at Highland Community Ministries I got the biggest roar of approval from the crowd of 300 community members. People want their heritage What makes Louisville great is preservation. The Paristown Green proposal is: -The greenest -- saving mature trees and netting the most yard space; -it is the most sustainable because it preserves the historic buildings and causes the least disruption, and least new materials;. -it causes the least environmental damage to the water, air, and soil; -it best incorporates the neighborhood objectives and is the friendliest interactive site; -it is the one proposal which has numerous quality commitments ready to lease space {senior housing, Bellarmine , HCM Daycare, Signature HealthCare, gym, grocery, farmers hit can be privately financed and pay property taxes; --it provides badly need Senior options—as I have shown in my testimony before the Kentucky legislature and in published articles---Louisville has a severe shortage of senior housing; --it will be an anchor development that will stimulate investment in nearby Smoketown saving many houses and building from demolition; --SUN will provide expertise in the development providing internships on the how and why of preservation; -the developer is a veteran that has many successes to validate their plan. We are local and will manage on-site. Louisville Forward in its presentation gave false and misleading numbers claiming that new construction would be a lot less dollar wise and preservation is excessively costly. The numbers were a propaganda move to support a favored client who proposed tearing down the old Baptist Hospital. Let me quickly bury these unscientific claims as bogus and without merit. As someone who has recycled “down and out” buildings into profitable and sustainable homes, I can personally show you that the costs of restoration are far less than building new. Demonstrating this success, I have turned the shell of a dilapidated home into a housing—from the ugliest to the prettiest. and within three to four years of rent have paid for all the improvements. In my world, Architectural Salvage has been a great partner in providing gorgeous historic hand crafted artistry. They have made my homes some of the most desirable and talked about in Louisville as highlighted in Courier Journal, Kentucky Magazine, Lane Report, Kentucky Humanities Council, University Press of Kentucky, and in my books Chromatic Homes: The Joy of Color in Historic Places as well as “Invisible City”. We were hired by U.S. HUD and U.S. Department of Education to research the costs of restoring houses in Newport, Kentucky and Covington, Kentucky. City View Development found that preservation is half the cost of building new and the best job creator better than other government inspired efforts. University of Louisville SUN partnered with Telesis to save and renovate 550 units of boarded up homes into livable spaces. The cost of renovating these home was much less than building new. The homes in this development had good bones, bricks, light, and green space. It was also within walking distance of a Junior College, a Tech School. HBC, private colleges and downtown filled with good paying jobs from corporate sector. In addition, we partnered with Louisville Central Development Corporation Habitat for Humanity to renovate abandoned shotguns and camel backs. Once again, the cost of renovation of a boarded up building was significantly a lot less than building anew. Neighborhood Development Corporation which was run by Dr. William Friedlander who worked at SUN turned an abandoned historic School in West Louisville into much needed</p>

senior housing for African Americans. Again, the school had good bones and the cost of renovating was less than half of the cost of building new. The reaction from neighbors was ecstatic compared to the dreadful cheap one story senior homes in cow pastures far away from the communities where they wanted to stay. I teach graduate courses in Historic Preservation and the scientific evidence shows that preservation is best in terms of building affordable housing, breathtaking beauty of the preserved building which reflects the human touch not a machine. The best job generator is preservation. We estimated with a \$67 million dollar investment 1,173 jobs will be created. 82% of those jobs will go to those with the highest unemployment workers with just a high school education or without them. 32% will go to minorities. It surpasses by over three times the amount of jobs generated by freeway construction jobs (5.4 jobs) or recruiting car manufacturing company (6.2 jobs). Underhill's proposal would generate 17.5 jobs per million. Unlike freeway construction where the super large grader cuts two-thirds of the need to hire humans. Why? You can't fit a large grader in a hallway to save on labor costs. These estimates are calculated by a supercharged computer software. To test the veracity of the number of jobs created, we worked with another client who built Cardinal Towers. I counted by hand the number of jobs created and found the computer projection was an understatement by two jobs out of the hundreds created. My work in job forecasting is the best with scholarly publications and working for Andrew Cuomo and Henry Cisneros at US HUD. Paristown Green meets the criteria of Sustainable Urban Neighborhoods that will keep this neighborhood intact for another 100 years. The Greenest home is an old building not something newly built because you have imbedded energy that is recycled. Sustainable, healthy, prosperous, beautiful, and safe. Preserve don't demolish; Neighborhoods not sacrifice zones. In the words of Jane Jacobs everyone wants a first class neighborhood not a second class one. Conflict of interest statement: I did not get paid to write this letter and did it for free as a good steward of the Highlands neighborhood. I was asked by another developer who is competing for this award and I declined leaving the money on the table. My expertise is not for sale. I can't be bought, never have, and never will.

Here is a video tape I did in support of the Underhill proposal:
<https://vimeo.com/443422118> Below is the original letter I wrote below but again I am still surprised that Louisville Forward keeps putting out the lie that it cost more to preserve and renovate a building than to build new. These statements are factually incorrect. Why do you think so many buildings are renovated and made affordable? Because it is so much cheaper and better. If this is true why have so many abandoned factories, warehouses, shotguns, schools and apartment complexes been renovated at half the cost of building new?. As preservationists from Washington D.C. to San Francisco state over and over: you can never beat the savings of renovation over building new. Its common sense. I have done it myself from one house to to 500 units. Look at the Historic Baptist Hospital it has good bones: brick exterior, plumbing, electric, a foundation and remarkable historic design. The smaller hospital rooms are ideal for affordable senior care or student housing. But its no secret that the people running Louisville Forward are trying to curry favor with those pushing hard for the tear "down the hospital gang" because they have plans to run for the Mayor's office. Moreover, Louisville Forward has a history of excluding the best and the brightest in choosing housing developments look at the mess in West Louisville---every neighborhood according to the PVA has gone down in value since 2008. Look at how they have responded to air, water and soil pollution by denying it has ruined the lives and housing value of Black homeowners. Moreover, Louisville Forward doesn't want senior and students living in this area and are aiming for the super rich even building an unnecessary office building. Let's face

it Louisville Forward hates not only senior but anything that is old and historic. Look at how they love to tear down any kind of housing that can be renovated at half the cost. As I have testified numerous times in the Kentucky state legislature we need housing for seniors and the Underhills deliver on that need. Dear Jeff Underhill: I am pleased to give you 100% support for the Paristown Green Proposal. Without any hesitation, Paristown Green is clearly the best proposal because it preserves the historic buildings instead of needlessly knocking them down. The Highlands Community does not want the old Hospital building torn down. This is why when I spoke at Highland Community Ministries I got the biggest roar of approval from the crowd of 300 community members. People want their heritage What makes Louisville great is preservation. The Paristown Green proposal is: -The greenest -- saving mature trees and netting the most yard space; -it is the most sustainable because it preserves the historic buildings and causes the least disruption, and least new materials; -it causes the least environmental damage to the water, air, and soil; -it best incorporates the neighborhood objectives and is the friendliest interactive site; -it is the one proposal which has numerous quality commitments ready to lease space {senior housing, Bellarmine , HCM Daycare, Signature HealthCare, gym, grocery, farmers hit can be privately financed and pay property taxes; --it provides badly need Senior options—as I have shown in my testimony before the Kentucky legislature and in published articles---Louisville has a severe shortage of senior housing; --it will be an anchor development that will stimulate investment in nearby Smoketown saving many houses and building from demolition; --SUN will provide expertise in the development providing internships on the how and why of preservation; -the developer is a veteran that has many successes to validate their plan. We are local and will manage on-site. Louisville Forward in its presentation gave false and misleading numbers claiming that new construction would be a lot less dollar wise and preservation is excessively costly. The numbers were a propaganda move to support a favored client who proposed tearing down the old Baptist Hospital. Let me quickly bury these unscientific claims as bogus and without merit. As someone who has recycled “down and out” buildings into profitable and sustainable homes, I can personally show you that the costs of restoration are far less than building new. Demonstrating this success, I have turned the shell of a dilapidated home into a housing—from the ugliest to the prettiest. and within three to four years of rent have paid for all the improvements. In my world, Architectural Salvage has been a great partner in providing gorgeous historic hand crafted artistry. They have made my homes some of the most desirable and talked about in Louisville as highlighted in Courier Journal, Kentucky Magazine, Lane Report, Kentucky Humanities Council, University Press of Kentucky, and in my books Chromatic Homes: The Joy of Color in Historic Places as well as “Invisible City”. We were hired by U.S. HUD and U.S. Department of Education to research the costs of restoring houses in Newport, Kentucky and Covington, Kentucky. City View Development found that preservation is half the cost of building new and the best job creator better than other government inspired efforts. University of Louisville SUN partnered with Telesis to save and renovate 550 units of boarded up homes into livable spaces. The cost of renovating these home was much less than building new. The homes in this development had good bones, bricks, light, and green space. It was also within walking distance of a Junior College, a Tech School. HBC, private colleges and downtown filled with good paying jobs from corporate sector. In addition, we partnered with Louisville Central Development Corporation Habitat for Humanity to renovate abandoned shotguns and camel backs. Once again, the cost of renovation of a boarded up building was significantly a lot less than building anew. Neighborhood Development Corporation which was run by Dr. William Friedlander who worked at SUN turned an abandoned historic School in West Louisville into much needed

senior housing for African Americans. Again, the school had good bones and the cost of renovating was less than half of the cost of building new. The reaction from neighbors was ecstatic compared to the dreadful cheap one story senior homes in cow pastures far away from the communities where they wanted to stay. I teach graduate courses in Historic Preservation and the scientific evidence shows that preservation is best in terms of building affordable housing, breathtaking beauty of the preserved building which reflects the human touch not a machine. The best job generator is preservation. We estimated with a \$67 million dollar investment 1,173 jobs will be created. 82% of those jobs will go to those with the highest unemployment workers with just a high school education or without them. 32% will go to minorities. It surpasses by over three times the amount of jobs generated by freeway construction jobs (5.4 jobs) or recruiting car manufacturing company (6.2 jobs). Underhill's proposal would generate 17.5 jobs per million. Unlike freeway construction where the super large grader cuts two-thirds of the need to hire humans. Why? You can't fit a large grader in a hallway to save on labor costs. These estimates are calculated by a supercharged computer software. To test the veracity of the number of jobs created, we worked with another client who built Cardinal Towers. I counted by hand the number of jobs created and found the computer projection was an understatement by two jobs out of the hundreds created. My work in job forecasting is the best with scholarly publications and working for Andrew Cuomo and Henry Cisneros at US HUD. Paristown Green meets the criteria of Sustainable Urban Neighborhoods that will keep this neighborhood intact for another 100 years. The Greenest home is an old building not something newly built because you have imbedded energy that is recycled. Sustainable, healthy, prosperous, beautiful, and safe. Preserve don't demolish; Neighborhoods not sacrifice zones. In the words of Jane Jacobs everyone wants a first class neighborhood not a second class one. Conflict of interest statement: I did not get paid to write this letter and did it for free as a good steward of the Highlands neighborhood. I was asked by another developer who is competing for this award and I declined leaving the money on the table. My expertise is not for sale. I can't be bought, never have, and never will.

After reading through both proposals, it is my opinion that the best option is the Paristown Preservation Trust proposal. I live within walking distance to Paristown, and patronize The Cafe frequently. I have also seen a couple shows at the music hall prior to COVID. What has already been done to that portion of the neighborhood is nothing short of astounding. I think that this area has huge potential to be a really vibrant area of town, and the way to do that is by having a bold and forward thinking plan. While there are similarities between the two proposals, the Paristown Preservation Trust proposal is the only one that does this. Their's is more thorough, and really aims at changing the neighborhood drastically for the better. One thing that stuck out to me about their proposal is the absence of traditional parking lots. When comparing the two proposals, theirs has parking hidden within buildings, allowing for more green space, and while creating a more urban feel, which I think is especially relevant given the urban heat island that neighborhoods close to downtown suffer from. When developing any area of town, there is of course the risk of resident displacement, which I was happy to see the Underhill proposal addresses. However the facts they present serve to support that this is a neighborhood that can greatly benefit from inventive and bold developments, such as presented in the Paristown Preservation Trust proposal. I think there would be much less risk of displacement in an area such as Paristown, especially when compared to developments in other areas of town. It's exciting to see positive progress being made to better Louisville neighborhoods right now, especially given the current

	<p>circumstances. I hope that whichever proposal is chosen will lift up the neighborhood and community for the better. Thanks.</p>
40204	<p>I prefer the Underhill plan. Things I like about their plan: the townhomes - they match the scale of the existing homes in the area while providing frontage for the existing buildings the inclusion of the "Paristown Green Commons" as a replacement for the existing driveway the mix of uses they're planning for - a daycare, a gym, a restaurant, senior living, graduate student dorms; all seem viable the way the parking is designed into the development so as to be hidden it just seems to be a more ambitious, more fully considered plan than the PPT plan Thanks!</p>
40222	<p>We are in strong support of the Underhill plan for the Urban Government Center. It offers Louisville a way to revitalize the shuttered buildings, breath new life into the neighborhood and increase the amount of green space in that quadrant. Underhill's outreach to the community and minority partners is also commendable. After five years of delay, this is an outstanding option for our city. Through many successful local ventures, Jeff Underhill and his company have demonstrated integrity, professionalism and competency in all of their community development projects.</p>
40204	<p>I think the Underhill design is more compatible with the wants and needs of the neighborhood.</p>
40245	<p>I wanted to write a few sentences about my support for the Underhill Group. First and foremost, the Underhill group represents excellence. I have personally toured the Smoketown project that they completed in a short period of time. They provided apartments for an area that really need housing for the working people of downtown Louisville. I could not believe the attention to detail and the amount of preservation that they were able to include in these apartments from what was formally a mill where the Germans that migrated to Louisville worked. In addition, I have seen many other projects in other parts of Louisville that are equally well done and that also maximise the green space. Again, i never see short cuts taken only doing things the right way. Finally, as a 1981 Bellarmine graduate, I do very much care who is hired to make my alma mater a better place. Because of this, my vote is to obtain the Underhill Group to get these projects completed.</p>
40204	<p>Steve Smith's group has seem to get things right at least as it pertains to the theater. I say give them a shot.</p>
40207	<p>I support the Hollenbach-Oakley proposal.</p>
40204	<p>Hello, After reviewing both plans I'd like to recommend that the city select the Underhill associates proposal. The plan and schedule seem very well thought out. i hope the city can cover the remaining funding that will be required. I think its very economical to reuse the existing infrastructure of the hospital and surrounding buildings. The Booker design collaborative is also a very impressive proposal, but the planning, schedule, and budget aren't clear. I'm also not a fan of all the demolition that their proposal would require. Both proposal are very exciting and I'm looking forward to the development of the area. Paristown and the Highlands will greatly benefit from either one.</p>
	<p>Both of these proposals are great! There is such an opportunity to leverage that space into it's very own bustling hub. I love the idea of having office space, a grocery, apartments, a gym, etc. It is exactly what this part of town needs. This is an up-and-coming neighborhood and with the New Paristown Hall combined with one of these proposals, I truly believe it could become another great scene similar to NuLu. My husband and I rented an apartment on E Breckinridge for nearly 3 years and loved the area so much we bought a house just up the street (not technically Paristown but a block away from the Metro Building.) A project</p>

40204	<p>like this is a dream come true not only for this neighborhood but the entire city of Louisville itself!</p> <p>Hello! I'd like to voice my support for the Underhill project plan. I really like both plans but do think that the Underhill plan is a better use of resources. I like that government building itself will be utilized. It seems a bit wasteful to tear it down (as the other plan suggests). I also think this plan is more attainable in terms of budget. While looking through the other plan, I don't feel there is a full explanation of where all funds are coming from, so that's concerning. Any plan that utilizes this space is good news for this neighborhood and I look forward to joining the online discussions and open house to get more info!</p> <p>Underhill can get this job done. I loved their presentation and their plan is more economical than the other. They've got the right track record to get this project completed successfully. It was such a shame that plans fell through in the past. I'd love to see this vacant area brought new life!</p>
40205	I support the Underhill proposal and ask that it be selected.
40204	Both proposals have merits. Booker Design Collaborative is my preference because: 1)the most imaginative, 2)the most extensive proposal and details, and covers the greater neighborhood, even beyond the proposal area, 3)has the broader team with extended range of expertise, 4)a grandeur vision.
40241	I like the Underhill proposal.
40222	I support Paristown Preservation Trust. Brian Forrest and Steve Smith
	I support the Paristown Preservation trust led by Brian Forrest and Steve Smith.
40204	<p>I was born at the Baptist Hospital in 1969. Normally, I believe in saving historic buildings in most cases however, this is not the case in regards to this situation. Architecturally, the building has been butchered and environmental studies reveal it is dangerous. I viewed the 2017 feasibility study the city conducted on the building. It doesn't appear handicap assessability and sprinkler system throughout are included in the bottom line. In 2017 the cost to have the building brought back to historic specifications is 35 million. As we all know construction cost have gone up and that number is not realistic. Regarding the HUD / Police station building there is not one single feature on that building that is aesthetically pleasing or architecturally worthy of consideration. If I had to pick between the two I would choose the hospital over this building. But be clear I want to see the campus cleared and let's start over. It is Uber important that as much as possible the Vine Street side of Paristown Pointe neighborhood stay a neighborhood. If you join the upper campus with the lower campus like Paristown Preservation Trust (PPT) Is proposing it solves a gigantic traffic through the neighborhood problem. It keeps business over on the Barrett Street side with a brand new building that features a parking lot utilizing a tiff. People will come to the area through Barrett, they will park in the parking garage and then they will descend down the staircase to the lower campus that would be built into the hillside. It will be stunning and a welcome connection that will problem solve. The neighborhood and The City needs this development desperately. I have a 26 year history in PPN. I watched a successful beginning. I was part of a phase 1 of three on the homes built in the area. The neighborhood then got a partner, a friend and a neighbor when Sal and Cindy Rubino came to PPN. My understanding is Louisville stoneware was hanging on by a thread but because of the business The Café drove into the area Louisville Stoneware was able to survive. Louisville Stoneware has been a long time partner. PPN needs someone they can work with someone, someone they can trust, someone who has a proven track record and that presence is already an established long</p>

	<p>time neighbor. Jeff Underhill has been out of control during both solicitations of interest. When he entered solicitation number one he was Underhill and Associates. There is been a separation in the family and he is not explaining clearly to his audiences this would be his first solo project as Underhill an Associate. This project is too large and we do not need to be his science experiment. He also is not explaining the problem he has with the senior low income residents In the apartment building on the Bellarmine campus. Bellarmine wants their land back and Jeff isn't partnering with them as much as he is making a profit for himself. A nursing home / dormitory is no way going to benefit our City & my neighborhood. We already have a synergy at the lower campus. It makes most sense to accompany the upper campus with that and staying with stimulating the economy and getting a vibrant and full of life campus at the Urban Government Center. Underhill's Plan is self-serving and it promotes the campus to be a death sentence and a continued eye sore. I do not believe he has the financial wherewithal to do the project the way the project deserves to be done from a historical perspective. I am good conscience cannot stand in front of my neighbors of 26 years and give him an endorsement because his behavior throughout this whole process has felt like smoke and mirrors and dishonest. I am left mortified at the last minute ditch effort to attempt to landmark these two buildings. Nothing surprises me he does. If he has been this outlandish to work with prior to getting awarded the RFP, I cannot imagine what a nightmare of a neighbor he will make.</p>
40207	<p>The Underhill Associates proposal better serves the needs of the neighborhood and surrounding areas. Underhill associates will add value to the neighborhood with a grocery store, day care , senior living, Bellarmine student housing and PRESERVATION of the historical building. UA has the best interests of the community in mind while the Smith Booker team wants to build another hotel and use tax payer dollars to finance their project.</p>
40207	<p>After reviewing both proposals in great detail, it is clear that pros Underhill Associates heavily cater to the essential needs of the neighborhood (I.e. a grocery store, fitness, student housing, daycare, senior living etc). The last thing this city needs is another fancy hotel, bars and restaurants that are hard enough to keep open. Please consider the needs of the people in this neighbor as the number priority and the decision is easy.</p>
40299	<p>The Underhill Proposal has the strong support from the neighborhood and provides equitable and inclusive approach to accessible green space and open spaces conducive to healthy and active enjoyment, commercial opportunities, sustainable planning and building technologies. The proposal has support from key stakeholders such as Bellarmine University Highlands Court Apartments, and Highland Community Ministries. I've worked the Underhill's in the area, and I have seen the types of challenges these complex projects can be from many different directions. I'm proud to be part of this team and strongly believe the Underhill Proposal is the right choice for the neighborhood as demonstrated by their support.</p>
40205	<p>The Underhill project clearly met the intent under the original RFP. We can not afford to mess up this huge opportunity to do something right, Something in scale, something green, and something that respects this history Metro has failed to grasp. The police station building is a mid century gem. More large scale boondoggles like The Baxter around the corner will not address today's needs for affordable housing and small scale retail. No TIF for an area that's not blighted and no Grande Scheme hotels and other nonsense. Fine grain development works in finely grained neighborhoods and this is one. Better to redevelop in stages or phases than assume the Booker proposal's scrape and start approach. It's shiny but flawed.</p>
40204	<p>I'm for the Underhill Proposal.</p>

40223	The Paristown Trust proposal is the preferred plan. Steve Smith and his partners have done an outstanding revitalizing the Paristown neighborhood. They have a vested interest in the project's success given their investment already in the neighborhood. They do quality first class work which has been demonstrated. When there is a previous successful track record of quality development, better to select a known variable as opposed to someone new to the neighborhood.
40204	We are excited about supporting Paristown Preservation Trust. This plan will provide much needed business revenue for the area and additional parking!
40204	I vote to go with Steve Smiths proposal
40214	Steve Smith's vision for Paristown I feel enriches the Highlands with additional revenue and is more in line with exiting businesses in this area.
40217	Looks like an amazing addition to the beautification and utilization process of our city.
40205	Keep as much of the current structures as possible. I support the Paristown Green proposal.
	<p>I would like to see some dedicated common areas over seen by the PPNA board of Directors. I would also like to see on this dedicated area an elevated band stand or covered elevated speaking platform. Either project selected is going to have demolition involved. Use some of that historical construction materials for art projects on the property. Have a select group of residents from PPNA to be advisors. We have many talented artists in our neighborhood. This demo material should not be thrown in a landfill. It has a very historical value to the development of our area and all of Louisville.</p> <p>I have another request.... On the roof of the old police sub-station (nurses dorm)is a garden. A very large and beautiful garden . I don't know who started it but it is supposed to be very nice. I have never seen it up close. I would like to have assistance from either developer that the garden will be transplanted to the ground and made into a walking path in a common area. It looks very large I think that it covers the whole roof. Or... A combination of smaller walking path and the rest of the plants be given to the Paristown Point Neighborhood Association for a fundraiser for the association to be used for projects around our neighborhood. I don't want to see these wonderful plants being thrown out with the rubble of demolishing the building.</p> <p>I got another one..... I would like to have assurances from either contractor selected that they will not cut down any major trees on the property. Especially those on Breckenridge St. and the major oaks and??? on the property. We need to save our trees!!!!!!</p> <p>This is the last one I promise..... I would like to see one of those brass plaques on Breckenridge St. talking about the history of the property. Most corner stones of a building are just hunks of stone. I would like to see the corner stone be placed next to the plaque. Some corner stones are like a time capsule. If this one is like that the contents should be removed and documented and given to the Fulson Club for preservation and documentation. This property has a lot of history and we are all excited to see the transformation to a new and exciting neighborhood and being part of our PPNA. There is a lot of exciting things going on in our PPN and we as a board look forward to the transition and transformation into the modern era. I was born in that hospital and I am wanting it to change for the better.</p> <p>Okay this is the last one I think.... I would like to get a commitment from the contractors that they would keep the large incinerator tower and..... get a sign painted on the side saying PARISTOWN POINT. If that is very expensive , get an organization to sponsor it. Can't imagine that it would be cheap. I sure would not want to hang from a rope with a bucket of</p>

paint in my hand. The sponsor can put their name on the bottom. Like an advertisement. Example.... Ford G. E. McDonalds LG&E Budweiser Morgan & Morgan Law Firm Etc.

Ok I was wrong..... I have another piece of feedback to pass on. I would like to see an area in one of the common areas used to construct using repurposed bricks from the LGC-Baptist Hospital a LABYRINTH. LABYRINTH????????? What the heck is that?????? It is a path made out of bricks in this case. A labyrinth has been used for centuries by all cultures all over the world for thousands of years. I can almost guarantee you that your faith has one in its history. Even atheists have a use for it. It looks like a maze but It is a path that has no dead ends like a maze that takes you to the center. It is used for YOUR own personal path to your center. When you get to the center you stop and silently reflect on your life or the change you would like to make in your life. You then turn and walk slowly and silently out of the labyrinth. Wooo sounds spooky!!!!!! Let me guarantee you that it is NOT!!!! I can guarantee you that your faith has a labyrinth in its history. Look up at the stain glass in your place of worship a labyrinth will probably be depicted there. You not knowing what the heck it is or means. I have just barely barely touched on what a labyrinth is. Look it up on line. It's fascinating. ANYWAY!!!... I would like to see one installed in one of the common areas. Whey..... PS. You might want to change the date for submitting feedback to an earlier date. Most likely I will come up with some more ideas. Hell I feel one brewing and forming now. I'll get back to ya.

It's me again. I would like to see a water feature located on the property. A Fountain would be nice. Doesn't have to be as big as Hogans fountain but no smaller than St. James fountain. I have been on line looking for them (for other reasons) and have found some very nice ones for \$5000+ Water features are very calming and relaxing and would be a great place for neighbors to hangout or read. Using some of the repurposed bricks and sandstone features from the building would be wonderful. Also a fish pond would be nice also. Use repurposed material to build a retaining safety wall around it. Don't want it to be a bland circle. Put some style to it. Again the Art Council could help with this. I don't want a feature that people from all over the city would come to and splash and play in. Like down on the waterfront park. All this and many of my ideas have to do with repurposed material from the building. I think that we definitely need a permanent "ART COUNCIL ". representing the property and neighborhood made up of Paristown Point residents and developers and??? City???? This Art Council would also be in charge of finding grants and donations from people and to help fund a project dedicated to a loved one. To help defer some of the expenses from the contractor. Basically all my ideas boils down to a commitment from the contractor to have a permanent budget set aside for ongoing projects and problems that may arise. That's it for now.

It's me again... I got another one. I would like to see some tables built. Out of recycled bricks from the hospital of course. Tables to be used for people who want to play chess with a chessboard laid out on top. So people can gather and play chess. About 4 tables gathered close together. You all probably don't know it but we have a WORLD class chess player in our neighborhood. Actually he is on the south side of Breckenridge St. in Germantown , north side of Breckenridge St. is Paristown Point. You could throw a rock and hit his house from the hospital property. He is brilliant. I don't mean really really smart but brilliant. He has 5 PHDs and has beaten every chess player in the world.in his earlier days. He played Bobby Fisher in his day. Was supposed to play him 5 matches but Fisher quit after 2 games and

	<p>didn't return. He would play 25 people at one time and beat them all going from one table to the other. He played 10 people at the same time BLINDFOLDED and beat them all. They just had to tell him where they moved their piece to. He could keep all the games straight in his head as he went from table to table. This guy is 70 and looks like he is 110 years old. He has asked me to put in a request for him.</p>
40215	<p>Underhill should have been awarded the bid to begin with. Please expedite the selection process on their behalf that is in line with what many residents in the area have shared with me and Metro. Stop playing politics :(</p> <p>Underhill should have been awarded the contract from the first bid process. Why are you all playing games? The Underhill team is the only one committed to a vision that's shared by the neighborhood residents. You don't need me to tell you that. You need to stop playing politics and get out of the way so good work can be done. Make it make sense that you are even going through another process as if you all don't have other things to do!</p>
	<p>This is another racist gentrification project. It's unbelievably telling that all mock up only feature white bodies and faces. The houses I see up and down Paristown now appear to have no chance to keep up with the property tax rate change this construction would bring. Louisville doesn't need another trend tourist destination, it needs strong independent communities. The same investment could be used to clean up and support for businesses that already exist. It's amazing we haven't learned our lessons from NULU and Germantown. I am a Louisvillian and I live within 2 miles of Paristown.</p>
40207	<p>The destruction of our historic architecture is the destruction of our history. When an opportunity arises to save a historical building and at the same time create a new and vibrant addition to a neighborhood, it is an opportunity to literally build a better future with an eye to the past. The Paris Town Green proposal, by Underhill and Associates, will help create that vision. Using the existing footprint and the bones of the old Urban Government Center, Underhill and Associates have taken the necessary steps to show how urban renewal and revitalization can be achieved successfully. In creating more affordable housing for all ages and incomes, it will help build a better and more diverse neighborhood. Also with the plans intent to create green spaces, a farmers market and commercial spaces, it has the opportunity to become a centralizing hub for the entire area and bring together a better sense of community.</p>
40212	<p>Destruction and demolition has been a hallmark of this administration. Preserving and re-using historical structures has not been prioritized. The Underhill proposal does so and is endorsed by a diverse group of informed sustainability advocates. Here's hoping this time around the strength and benefits represented by Underhill are given the just reward.</p>
40204	<p>I live next door to the proposed development and have reviewed each proposal in its entirety. Both are impressive and would represent a welcome change, but overall I prefer the Underhill proposal.</p>
40205	<p>well, here we are once again, and once again the Underhill Proposal clearly outperforms the other option. It gives the community exactly what it asked for during the rigorous charrette schedule: compatibility, connectivity, sustainability, HISTORIC PRESERVATION, inclusion. This city too often gets its signals crossed when it comes to actual Preservation. Here is an opportunity for Louisville Metro to get it right. Underhill's vast experience in this area alone gives its proposal the authenticity that the other proposal led by Steve Smith can't possibly touch. Smith's proposal(Booker Design Collab?) seems to throw everything but the kitchen sink into a draft that almost seems like a "design meme". Its attempt at turning the entire area into one gigantic entertainment district would most likely not be sustainable as there is</p>

	<p>too much emphasis on retail and bar/restaurant. Folks, its a COVID world out here, and residential development would be most suitable under any situation. Underhill's proposal was legible, concise, easy to understand(I am still struggling to understand what exactly Smith is proposing as they've included elements already built, and future development in the direct UCG parcels is simply too unclear). I urge Louisville Metro to choose Underhill's Paristown Green proposal so that this neighborhood, and the general area, can get on with life. The saddest part is that if Underhill's proposal was correctly chosen in the first go-round, it would already be well underway, if not mostly completed. But, we do gain several new amenities from this newest proposal which make good common design sense out of this Version 2.0. Let's not let this parcel sit barren any longer. And more important, let's not destroy our historic fabric while other developers dangle "shiny, glossy, newer, more improved" renderings of street life which may take longer than we anticipate to truly , healthfully return. "The greenest building is the one still standing." Let's let Underhill and his DIVERSE (read minority inclusive!!) show us the path to real environmental sustainability.</p>
40217	<p>I think that the Underhill proposal provides an amazing looking project that addresses the needs of the local neighborhood. Currently living in an Underhill project, I know first hand the amount of attention to details that they address in their renovations. Their commitment to the community is evident in their constant efforts to integrate the residents of the Germantown Mill Lofts into the surrounding community. I know if awarded this project, there approach will be no different.</p>
40204	<p>Please choose Underhill. The Underhill proposal keeps the old hospital building. This makes the most sense, environmentally, and causes the least disruption of the property. The spaces they will provide show the most socially-conscious planning.</p>
	<p>I love it! Let's make this happen.</p>
	<p>I believe the Underhill proposal has holistically covered the best revitalization and historic intent for louisville to reuse this development with the least disruption to the area. The intention used to look at historical wrongs, ie redlining, and to be mindful of seniors, students, and affordable housing for this project is phenomenal. The collaboration in all aspects and securing of funding through the last decades of Underhill is a true strength. The diversity of thought and procurement of local or regional partners and their excellence in successful projects also is impressive. My vote goes to Underhill Associates.</p>
40204	<p>As a homeowner in the neighborhood I completely support this project! The vacant building has set idle too long and seeing a plan to reignite the area is incredibly positive. With Paristown theatre and Louisville Stoneworks renovation this project fits perfectly with the neighborhood improvement. I am here to support the project in whatever way possible!</p>
40214	<p>I really love a mixed use plan. I personally have been impacted by an Underhill Development and love what it is doing for the neighborhood and lifestyle that people want. This neighborhood needs all of the things this plan brings to the table. Don't let this take any longer than it already has. The Underhill's do great work and they preserve history while doing so. You can see their work. Its working at Germantown Mill Lofts and at Colonial Gardens. These are Amazing developments. They are in thriving communities that appreciate these renovations. Please let Paristown Pointe be the next chapter for Underhill Associates. I personally work in Germantown near an Underhill Development and have gotten to see first hand that the Germantown Mill Lofts apartment structure upon completion and sustaining now for the last 4 years has brought a great number of people to the area and has increased the value in the surrounding homes. Many of them had been run down along with the Mill property. Now it is a thriving community with retail, restaurants , bars some new and some</p>

	<p>existing. The Logan Street Market is a new addition to the area showing the growth potential spilling over the railroad tracks down Logan Street. This once distressed area is now offering a quality lifestyle close to downtown and close to the airport. I can only imagine if Underhill Associates was to be your builder of choice that they will do the project justice for all the city and the surrounding neighborhood. The Underhill vision is clear in the latest restoration of Colonial Gardens with all of the retail space across from Iroquois Park breathing new life into the Historic Location of Louisville's first zoo that attention to detail and preservation are not overlooked. If you have not seen these two properties, I urge you before you cast your vote for the builder of your choice to go eat at Colonial Gardens and experience what it has to offer as well as take a tour of the Germantown Mill Lofts and view the floor plans, it is worth the tour.</p>
40217	<p>The Paristown Green development proposed by Underhill Associates is one that will revitalize and bring together the Paristown community. The proposal offers residential units for students of Bellarmine University, elderly residents, and others while also providing services such as a grocery, farmer's market, gym, daycare, community garden, and restaurants/retail space. Further, the proposed development looks to provide ample green space that will connect the Paristown community. I am certain the Underhill Associates proposal if selected will be a development which all members of the Paristown neighborhood can enjoy. Thanks, John</p>
	<p>I read through both proposals and am for Underhill Associates. The plan is saving the old buildings. Underhill Associates has many years, nearly 50 of preserving properties and the land around it. The plan includes living areas for the elderly, graduate students, and more. They have done their homework, listened to the neighbors and have created a thoughtful proposal. I strongly encourage the selection of this design.</p>
40204	<p>I am a 13-year East Kentucky Street and German-Paristown neighborhood resident and homeowner. I recently got word that there are two new development proposals for the revitalization of the Urban Government Center on Barret Ave. After reviewing both proposals, it is clear that Underhill Associates has offered a superior proposal that preserves the existing structures and fits into the current neighborhood landscape. I employ the city to accept this proposal from a local development company with a diverse team, broad Germantown neighborhood development experience, historic preservation, sustainability, and equity principles, and the support of neighborhood groups. Given that a previous developer without the same neighborhood backing or commitments to equity and preservation has pulled out of this project, I strongly encourage Louisville Forward to take voices like mine into account and make the best choice for surrounding neighborhoods residents who have been invested in neighborhood revitalization for years and who have to live with the outcomes of Metro's development choices; both good and bad.</p>
40204	<p>The most important thing to me as a resident is not just open space - it's making sure that what comes in supports the vision of Paristown as it is being executed. The Underhill plan doesn't do that. Senior living? We have that already down the road. Tiny space for grocery etc. The Booker Design plan seems to best support a vibrant future for the community. Pre-school, artist space, green space. Getting rid of a lot of that empty blacktop parking that is simply not used now.</p>
40204	<p>Go for the Underhill proposal! It's way better.</p>
40228	<p>I strongly prefer the Underhill proposal. I LOVE the inclusion of Bellarmine students AND seniors, especially since they are already committed to filling the space. Also it's great that it</p>

	includes a grocery, not just a farmer's market. Against the Booker proposal, it includes the boutique hotel that area residents very specifically said they Do Not Want.
40206	Jeff Underhill is an outstanding business man and entrepreneur. He has a vision for Louisville that I believe will make huge strides towards the potential of our city. Jeff Underhill and Associates have proven there devotion to our city. We need leaders like him with an entrepreneurial spirit that will lift and elevate our city in this much needed time in history. He knows no boundaries to community and understands evolution in a way Louisville need to evolve.
40204	I would like to voice support for the Underhill plan. I like that it reuses many of the existing buildings on the site. I also like that it takes sustainability and potential displacement into account. I would encourage whoever the final developer is to consider sustainability to an even greater account than in either of these plans, particularly in regards to surface parking, which heats our communities and causes run-off into local water bodies. I would also encourage the developer to continue to focus on equity in the plans. Recent events have demonstrated that we need to create places that help to empower communities and people, who have faced continuous systemic failure here in Louisville. There's a lot of great things about this community and I would love for as many others as possible to be able to share in that as a neighbor.
40204	Hello. I live a block from the site at issue and am writing to ask you to please choose the Underhill plan as it is much more sustainable long-term and beneficial to the community (as opposed to being mostly beneficial to developers and landlords). The neighborhood felt very slighted last time because their desires and concerns were NOT heeded. Please do better this time. We do NOT want a huge number of apartments. We want houses, town homes, and apartments for those who need them as in the Underhill plan. This neighborhood has dealt with a dormant Barret Avenue long enough. Please give us the development we want, That is Underhill.
46268	I DEFINITELY support the Underhill Paristown Development project - it is a priority that this passes.
40206	We support Underhill Associates proposal
40217	Choosing Jeff Underhill and his team to create Paristown-Green would be the best decision for redeveloping the old Baptist Hospital. Jeff has truly created some gems such as The Germantown Mill Lofts and Colonial Gardens just do name a couple. His vision would created many new homes for students and seniors along with a number of jobs for the community.
	I am writing in support of the Underhill Associates proposal for the Urban Government Center complex. This RFP best addresses the neighborhood's needs, while preserving and re-energizing an important community landmark. I am also appreciative of the Underhill's diverse team of professionals who they will bring to this important project. I hope you will ensure that the Underhill's vision of sustainability, diversity, and neighborhood viability become the way forward within the Paristown/Germantown neighborhood.
40601	28 July 2020 Louisville/Jefferson County Metro Government c/o Ms. Mary Ellen Wiederwohl, Chief Louisville Forward 444 South Fifth Street, Suite 600 Louisville, Kentucky 40202 Dear Ms. Wiederwohl and Paristown Pointe Proposal Review Team, Preservation Kentucky is a statewide 501(c)(3) public charity nonprofit that advocates the preservation of Kentucky's historic assets and promotes redevelopment and adaptive reuse of historic buildings. I am writing in support of the preservation of the historic Kentucky Baptist Hospital, and to encourage the City of Louisville to select a proposal that incorporates this significant historic asset into the redevelopment plan for the site of the former Urban Government Center on

	<p>Barrett Avenue. The footprint, square footage, structural integrity and location of the historic Kentucky Baptist Hospital make it an ideal resource for a variety of functions, services and neighborhood needs, the most important of which is affordable, senior and student housing. Redeveloping the hospital retains the historic character and scale of the area, sustainably conserves building materials, workmanship and labor, and saves taxpayer dollars in project costs. Additionally, the first floor lends itself to retail, amenities and other mixed-use functions that focus on needs identified from input provided by the Paristown neighborhood. The building also lends itself to the removal of later additions, such as the plaza, relocation of the elevator shaft, and a redesigned friendly entry and portico more consistent with the original 1924 construction and historic architecture of the neighborhood. The Kentucky Heritage Council, the state office responsible for the identification, protection and preservation of the Commonwealth's historic and prehistoric resources, buildings, sites and cultural assets, determined the Kentucky Baptist Hospital to be eligible for listing in the National Register of Historic Places, which underscores its national significance and contribution to our American heritage. It is our understanding that an effort is underway to attain local landmark status, which reinforces its architectural and historical significance to Louisville and the greater metro area. Louisville residents have been very vocal about historic preservation for good reason. Historic buildings forge meaningful connections to place, define our communities, and connect us to each other and our shared history. Historic buildings are one of our greatest amenities. They attract residents and travelers seeking authentic experiences, unique surroundings and a genuine aesthetic special to each place. They contribute to our tourism industry, appeal to residents of all ages, professions and backgrounds, and are an indicator of neighborhood pride and priorities. Historic buildings are how we identify with our communities and our attachment to our communities is an important indicator of how economically and socially successful our communities will be. Once a building is demolished, its history, architecture and character can never be replaced. Sadly, Louisville has lost many historic buildings over the years. It is our hope that the City learns from past mistakes and takes this opportunity to preserve Louisville's architectural heritage and the visible history that tells its special story. If ever there were a time to preserve community and conserve resources, it is now.</p>
40220	<p>This project will be a boon to the area, bringing much needed affordable housing and jobs. A great use of the vacant property.</p>
	<p>Underhill has done good work before. Let them at this project!!!!</p>
40207	<p>I support the PPT for developing the Urban Govt center. It makes the most sense after seeing Parristown Point's development Thanks for your time</p>
40241	<p>I no longer live in the neighborhood, but would love to see the space change along the lines of the Underhill proposal made.</p>
40204	<p>I strongly support the Underhill scheme solely for the reason it preserves the original Hospital building. I do feel it needs to be denser (as does the competing scheme), but I still fell that of the two, the Underhill proposal is far and away the Superior of the two.</p>
	<p>After the online presentations and "open house" last week, we remain concerned about the stilted nature of the "public participation" platforms and the selection process--which seems as mysterious and weighted as the last time. The handling of this public property has been sad--both in terms of Metro's sub-par stewardship over the years and the previous RFP process. All proved needlessly costly for the taxpayer and divisive. That being said, NPP remains convinced that the Underhill proposal represents the best bang for the taxpayer's buck for this public property. This time and the last, Underhill proposed rehab and reuse of</p>

	<p>two properties that boast a singular history--significant at the local, state and national level. But beyond the historic pedigree of the site, the Underhill approach is more respectful to the logistics of the Paristown Pointe neighborhood and sensitive to what energizes rather, than depletes a historic urban neighborhood. Smith proposes a massive parking structure, an office building and perhaps another hotel, at some yet to be determined time, in the smallest neighborhood in Louisville! Where is the wisdom of introducing another office building when offices towers downtown and elsewhere sit empty? Can this city really support another hotel/entertainment district, as Bardstown Rd. experiences ongoing decline? Smith and his backers do not understand the message this sends. In a community that has already lost its downtown to tourism, locals continues to lose ground in a city that has neglected neighborhoods to service tourism at great expense to the taxpayer. In sharp contrast, with the help of a diverse, community-based team, Underhill brings to the table Bellarmine and other community players with the vision and expertise to meet local needs: Housing, farmer market, commuter transportation and other amenities that focus on serving the neighborhood. It is easy to see a revitalized Paristown Pointe if the project is awarded to Underhill and they have a track record (Colonial Gardens, Goss Ave., etc.) With Smith, it is difficult to see beyond lawsuits over parking spaces and yet another hotel. The greenest buildings are the ones that exist and Underhill has a track record of dealing with mold, asbestos, etc. to restore vintage structures to COMMUNITY USE. That is what invigorates neighborhoods and makes cities more pleasant to visit. Time to move past the sales pitches about preservation, economic development, etc from those who profit more than they give to the neighborhoods of this city. We say thumbs up to Underhill.</p>
	<p>Booker Design Collaborative--Steve Smith under another name; you're not fooling me--has submitted a proposal that carefully preserves the elements of Smith's first round proposal that were most important to him. Specifically, he continues to hedge on the issue of preserving the existing salvageable buildings; he keeps saying, in effect, "we'll see", claiming that he'll work with the government to see what's possible. That's NOT the promise for which area residents were looking, Steve. Also, he still includes a boutique hotel, which neighbors have SPECIFICALLY AND ADAMANTLY OPPOSED from the very beginning. In contrast, Underhill Associates, AS THEY DID IN ROUND 1, have provided a proposal that includes everything for which residents asked: preservation of key existing buildings, mixed housing, plenty of green space/gardens, a grocery store--and NO HOTEL. Having spent months listening to what area residents wanted and didn't want, the choice is easy: I vote for Underhill Associates.</p>
40207	<p>The Paristown Preservation Trust has a tried and true record of being a champion of this neighborhood. I can't understand why they weren't initially selected to continue their efforts in making this a destination/focal point....of which our city needs even more than even given events of late. Let these other developers work in the pockets of the city and keep the visionary efforts of PPT full stem ahead.</p>
40204	<p>My husband and I are buying a home on E Breckinridge St so we're obviously very interested in the redevelopment of this area across the street from our new home. We prefer the proposal from Underhill Associates. The benefits of a local grocery store, farmer's market, daycare center, and gym, appeal to us. We also believe that townhomes will be a better fit for this residential neighborhood than a large hotel.</p>
40204	<p>100% approve. Please move forward quickly with removing the current eye sore! We need some positive news in town!!!</p>

40204	The Underhill associates proposal is by the the best! It preserves and re-uses existing structures, provides true affordable living options, and takes the needs and character of the community into account. With the other proposal we would end up with a development just like what went into Broadway/Baxter, Lexington Rd, Frankfort ave. All making big community promises but in the end it's just over priced apartments and town homes.... almost \$1000 a month for less than 500 square ft. is not affordable living! We need to preserve our community so it's sustainable for current home owners (like myself) and renters as well. Underhill proposal all the way!
40204	I think the neighborhood would benefit more from the Underhill Associates proposal. I am especially excited for the daycare and the farmers market option.
	I support the Underhill Associates proposal.
	I've looked at both proposals and I have to say, I am very impressed with the Underhill proposal. I love the way it seems to integrate into the community surrounding it, not just providing for future tenants of that development, but for the surrounding neighborhoods as well. There is a grocery, a farmer's market and a restaurant that will serve a greater population than just this development. I especially love the green spaces, particularly the community garden, beehives, and green roofs. I love the park-like setting and playground for the children. Moreover, this is truly a multi-generational development, with student, family, and senior housing. There is truly something for everyone, including a gym and daycare. What impresses me, as well, is that this vision not only integrates itself into the surrounding community, but it doesn't seem to displace lower income residents in the surrounding neighborhoods, either. Rents seem reasonable - MUCH more reasonable then the competing proposal. Who in that area is going to be able to afford rents upwards of \$1100-\$2200 per month? The competing proposal would drive out lower income residents from the area, displacing entire households. Underhill's proposal does NOT do that, and I think that is a very significant factor that should not be ignored. Some people have cited the mold problem, but it seems to be apparent in only one building, and I should think that the money saved by not demolishing existing structures and having to rebuild from scratch, plus absorb the cost of demolition, should more than compensate any necessary mold removal. From an historical perspective, as well, these buildings are part of this community and therefore, should be preserved as much as possible. There is character in the architecture and workmanship of the past that we don't often see in modern structures. All in all, I believe Underhill Assoc. is the best proposal and I believe their concept and vision for Paristown Green is the best choice and best fit for Louisville, as well.
40217	I prefer Underhill's proposal it is multi-use but not over whelming at the same time. Love the grocery store.
40205	I love the proposal that Underhill Associates have given for the redevelopment and reuse of the Government Urban Building in Paris town pointe. I feel this is the best proposal that has been submitted for the community, and for the economy in the community.
40205	I'm for the Underhill program/project. It's inclusive to neighbor and economically makes since. I think it is sustainable and will be a asset to all of metro. I believe they should have been given the bid the last go around.
40205	I fully support this project of Underhill Associates. This would be great subsidized housing for those in need.
40207	I read both proposals. It's clear that Underhill Associates plan is most focused on the needs of the neighborhood. The services such as a day care nursing home, student housing and fitness center would be welcome additions to this area Providing a grocery in the midst of a

	<p>food dessert allows a community to flourish. The last thing this city needs is another hotel to cannibalize the existing hotels that are struggling. The city doesn't need to provide any money to this project; It's facing an unprecedented shortfall Underhill Associates totaled revitalized the Germantown neighborhood. The property values have skyrocketed.</p>
40204	<p>I'm a professional planner but these comments are mine as a neighborhood homeowner. We need residential density, especially affordable housing. A public park with amenities, quality playground, splash pad etc. Some neighborhood scale commercial, corner commercial etc. Saving the structure is a noble cause but not important to me. Affordable quality housing is vastly more important than historic preservation that only serves bourgeois aesthetic concerns. They preserved the Bradford Mills building, and it's beautiful but people spend more for small apartments than my whole mortgage.</p>
40202	<p>Underhill Associates has a proven track record. They were enthused about the project in the beginning and remain as enthused today. The Community liked their proposal as well.</p>
	<p>I could sing the praises of Steve Smith and the Paristown Preservation Trust group all day! They have done an absolutely amazing job with their Paristown development, and I believe they can do something similar with the Urban Government Center. I do worry about the Underhill Associates... I do not believe they have the type of knowledge needed to create a space that really works for the unique community of Paristown and Smoketown. I have noticed how they have abandoned previous development projects shortly after the completion of the initial planned development. I really do think the Paristown group will work to continuously invest in the area, especially since their current space will be connected! I hope you consider how much the Paristown neighborhood has loved being the home to Louisville Stoneware and The Cafe over the years. These two businesses did not leave the area when other areas were developing quicker. They truly care!</p>
40204	<p>I am interested in the underhill associates design proposal. Because it would be a very good area for the neighborhood to come together and I believe that it would bring more people to this area that typically are not over here. It would improve the economy and overall bring the neighborhood and people closer together.</p>
40204	<p>Prefer preservation of as much as possible. That is the green way. Underhill is the way to go, again. The Smith proposal is too vague and unaccountable. Just because one has generational wealth doesn't mean they are best equipped to continue deciding what is best for the community. Let the community, not monied interests, decide what should go there. Thanks for listening. (I hope.)</p>
40204	<p>As a resident right across the street from this redevelopment, I have a lot of anticipation and concern about both developments. There are things I like and dislike about both proposals. As I've said before in the past, I'm not in favor of saving the old Baptist hospital structure. I think we can do much better than a building that has been Frankensteined together over the last half century. Booker Design Collaborative got it right part of the way by removing all the additions and exposing the original Baptist Hospital in its grander. This I approve of but I am concerned that the cost in order to do this safely and tastefully would be wasted money better spent on a new development. Booker design collaborative also gets high points on green space, Multi use of the property and integration into our current neighborhood. I am concerned about the Booker proposal indicating a housing development, Vine St., Commons as it is my understanding this property is not part of the development proposal. I lean toward the Underhill proposal because I believe their plan for the redevelopment has the largest variety of multiple use, their addition of a neighborhood grocery, the design of the green space is the most amazing. I still wish they would tear down the old Baptist hospital</p>

	<p>and start from scratch. In the Underhill proposal, there are a set of townhomes right across the street from my house, I like the way they are set back from the street a little further than normal, I am concerned about the height of those townhomes and how they will shadow my home and my neighbors home on Vine Street and the corner of Lampton. I like the integration on both proposals of dropping the property down to Brant Street towards Paristown Hall in Louisville stoneware. I look forward to hearing more from the developers in person.</p>
40214	<p>It has been great seeing the area around Stonewear expanding and growing. Would be even better to see more improvement in that neighborhood. Thank you for improving Louisville.</p>
40204	<p>I am in favor of the development plan proposed by Underhill Associates. I feel that this plan truly reflects the neighborhood and where it is going. It's emphasis on affordable graduate student housing as well as a large amount of senior living apartments is exactly what is needed here. A local grocery store is a wonderful idea because it will be accessible to both the neighborhood and folks who are driving through from other neighborhoods. The inclusion of on-site child care, a gym, and dedicated green spaces is great and will obviously benefit an area that needs these amenities. One more thing, the community has championed for a redevelopment that has minimal negative impact on the environment. This plan will re-use 90% of the existing buildings and introduce Solar Panels. The one thing lacking in this proposal were the rates they plan to charge for the apartments. I would hope that information will be disclosed soon. The reason I am not in favor of the Booker Design Collaborative is that it (Booker Design) reflects a project that looks and reads like we are in NULU or St. Matthews. Yes the residents in this development should have a gym. But a Pet Spa? Why is this even mentioned. A Boutique Hotel sounds like yet another unaffordable option for folks in this neighborhood. If the median income in our neighborhood is \$46,000 why do they think a Boutique Hotel would work here. My parents certainly would not stay there. I personally dislike the heavy presence of Police at Paristown Music Hall so I found the picture of the police 4-wheeler to be a huge disconnect. This proposal reads like a plan to redevelop property for the most profit by people with no plan to live or visit the neighborhood.</p>
40217	<p>Hello, After reviewing both proposals it is very clear that the Underhill plan is about urban renewal and neighborhood improvement while the Smith Booker plan is simply to scrape it all away and dump it in the landfill. The Underhill proposal has vision for the existing buildings and neighborhood and this is something they have great experience with and I see no commitment to Paristown or Louisville in the Smith Booker proposal. I have some experience with how Underhill executes urban renewal as I'm on my second year living in the Germantown Mill Lofts. The GML is a master stroke in many categories - Preservation of a significant historic building -Modernized and repurposed the Mill - Maintained intrinsic beauty and character of the building. The renovation of the GML has had a extremely positive impact on the surrounding neighborhood. The Mill is the catalyst in returning Germantown back into what where once considered the neatest neighborhoods in Louisville. Colonel Gardens is a great example of the Underhill's ability to understand what a community needs in a sustainable and respectful manor. I have experienced other projects the Underhill's have completed and there is always a clear commitment to sustainability in preserving existing infrastructure and becoming a significant asset to local businesses and community. As someone who is in love with this city and all of it's fantastic character I would be great to have the Underhill proposal come to reality as they have the vision, ability and proven track record as sustainability community developer. I find it to be very clear the</p>

	Underhill's commitment to the preservation of the beauty and integrity of Louisville. Thank you for your time and please select the Underhill Paristown Green Proposal.
40205	The Underhill plan is significantly better for the place and the community at-large. They've had great success in preserving other significant buildings around the city. They are the ones to be given the green light. Thank you.
40204-1478	The Underhill proposal is far superior than the other proposal. Their plan includes all of the elements to create a viable, safe and sustainable neighborhood. They have a terrific track record for their rejuvenating not only the actual site (Germantown Mill and Colonial Gardens) but catapulted the surround areas for blocks to be rejuvenated, become viable neighborhoods again where people want and can afford to live and open businesses. Some of the new and renovated Large structures at Paris Point are eye popping, their costs were outrageously expensive. If those developers do this project, it will be too expensive for many to be able to afford to live there. I have known several generations of Underhills and they have always been a "straight up Class Act" that does what they say they will do. All the best,
40204	Being a Spalding University Graduate student and newly moved to Louisville in the Paristown Pointe area, I would love to see this area be transformed into a space that gives young adults and others a chance to walk outside with greenery, go somewhere that has night life or more micro-breweries/micro-distilleries, theaters, and other spaces that brings people to the area as well as create more jobs. It's important to me to have these places in walking distance from my house and have other people around my age to socialize at these places while also adding revenue to the area. If there was a space with these places that young adults and adults could go to that were appealing to them, it would raise the house values in the area. It would also be amazing if a green space/community gardens and Farmers' Markets could be incorporated into this area in order to get fresh produce grown and sold locally by people in the community.
40206	I really think the Booker Design Collaborative has created an exciting new vision for the Paristown area, that beautifully marries the old, recently developed, and future development into a gorgeous destination for both the neighborhood residents but also Louisville as a whole. I encourage both the design firm and the selection committee to ensure that truly affordable housing options are included in the redevelopment but also adding deed restrictions in for the long term. I also would like to see them commit to using minority, veteran and women owned suppliers and construction crews.
40208	I prefer the Underhill and Associates plan because it includes plans to reduce or eliminate displacement of current residents, preserve existing infrastructure, create equitable and affordable housing, and create more green space. Although I do not live in this neighborhood, I strongly believe that current residents of Louisville should be protected in new development projects. As an environmental health scientist, all moves to preserve original structures and reduce the need for extra resources are necessary to protect the health of our environment. Increased green space has been scientifically shown to improve mental health, reduce air pollution, and increase social cohesion.
40206	I am in favor of the Underhill Development which has taken careful consideration to include things that make our city more vibrant, sustainable and liveable including historic preservation, tree canopy consideration, sustainability, community partnerships and more. I believe this development plan will add longterm value to the neighborhood and surrounding zip codes and align with the character of the Paristown/Highlands neighborhood.
40204	Please keep the old buildings!! Every single time — without fail — there is demolition and rebuild or infill in this area, it is always an eyesore. Those condos on East Broadway and the

	<p>ones on the old Phoenix Hill site — awful! Those cheap, ugly, not-to-historic-scale vinyl clad imitation houses infilling vacant lots — they ruin the look of whole blocks. Developers know who to call for inflated remediation quotes to justify razing the old and beginning anew. If we truly value our neighborhood, we tend to it's history. We revive it. We preserve it. We say “work with what’s here and work with it well or go somewhere else.” Those buildings have good bones and are have a lot of potential. Enough with updates that do not mesh with the neighborhood’s history.</p>
40207	<p>After diligent review, I am in favor and support of the Paristown Preservation Trust Urban Government Center proposal because of its primary emphasis: the people. This proposal's approach puts the efforts, contributions and overall well-being of the community and its members as an overarching priority, and that is what this city needs now more than ever! I am proud to support the Paristown Preservation Trust development plan!</p>
40204	<p>In my opinion the Paristown Green proposal by Underhill & Associates is the ideal option for the old Baptist Hospital campus. It saves one of Louisville's historic structures (many of which have been demolished over the years). The layout for senior housing, affordable housing units, graduate housing for Bellarmine University and townhouses meets so many needs of our community. The proposed green space plans along with possible grocery, farmers market, gym, daycare, restaurant plans all meet needs of this part of Louisville. The proposal fits in beautifully with the surrounding neighborhoods. Please give Underhill's proposal your serious consideration! It is in the best interest of the Paris Town community and as a resident of the Highlands (944 Cherokee Road) I believe this use of the existing Baptist Hospital campus ties in with some of our already diverse and beloved neighborhoods. Louisville needs diversity! Thank you for your serious consideration of this Underhill proposal.</p>
	<p>I love the Underhill proposal and would love to see that addition to our community!</p>
40205	<p>My wife and I are strongly in support of the Underhill Associates proposal for the development of the Urban Governmental Center. The simple thought of the Ky.Baptist Hospital being demolished or even remodeled by anyone OTHER THAN UNDERHILL ASSOCIATES is, literally, revolting. Why? I, like literally thousands upon thousands of Louisvillians have spent hours in that hospital with family members, parents, children and loved ones in medical distress. For decades it was Louisville's premier hospital serviced by the premier medical doctors in this area. Many of those visits resulted in happy endings and many were the last days that we saw friends and family members. My dear mother fought the ravages of leukemia (like a tiger) on the 5th floor of that building with the best medical help -- only to succumb on her last days to its ravages IN 1973. When I drive by it EVEN TODAY MY MEMORIES OF HER AND HER DETERMINATION BRING TEARS TO MY EYES-- The thought of that building being demolished is awful. IT HAS TO BE SAVED AND RESTORED BY UNDERHILL ASSOCIATES. The other proposal isn't Louisville -- it's some kind of "Frenchie" thing that's disgusting.</p> <p>It's been my honor to have been asked to be legal counsel for Underhill Associates in their development and efforts regarding their proposal for the preservation of the Urban Governmental Center. Believe me, they have worked very hard and devoted long hours to this effort. It has been a particular honor for me, because as a child my family lived in Schnitzelburg at 1319 Lydia Street and I attended the old Emerson Elementary School for my first 6 grades until going to Highland Jr. High. Emerson was right next to St. Elizabeth, as you all know -- but is now gone. I have great formative memories of that very special place,</p>

	<p>including Mr. Hudson who was my 5th Grade teacher. During my 4 terms as the elected Jefferson County Attorney (1970-86), my concern for the Baptist Hospital and the neighborhood CONTINUED, because of its special relationship to my and my Mother. THE IRONY OF THIS CONCERN IS STUNNING. 79 years and 10 months ago I was born in Baptist Hospital and my Mom's room was on the west end of the building on the 5th floor corner (overlooking the front of the building). 33 years later, in 1973 my Mom was assigned to the VERY SAME ROOM when she took her last breaths suffering from Leukemia. I know that ONLY because that's one of the last things Mom ever said to me, before she went to heaven on September 16, 1973. The Baptist Hospital has played a huge role in my life as it has for literally thousands of other Louisvillians. It MUST BE RESTORED AND PRESERVED. The carefully designed proposal of Jeff Underhill's team far surpasses the opposing proposal -- and absolutely guarantees the Restoration and Preservation of that great building. Jeff's team have proven, time and time again, that they are experts at Restoration and Preservation -- see Colonial Gardens and the old Enro shirt factory building in the neighborhood of the Urban Governmental Center. Bottom Line: the horse race, here, between the Underhill Associates and its opposition resembles a race between Secretariat vs. (what we used to see on Lydia Street in Schnitzelburg -- 3 days a week in the 1940s) -- "an Arctic Ice Horse" delivering ice to us and our neighbors refrigerators!!!!!!!!!!!!!! Join me in support of the Underhill Associates proposal -- It's going to be something very special.</p>
40219	<p>The Underhill Associates seem to have submitted a very well prepared Solicitation. This appears to be an excellent plan to revitalize this site. A plan that is blended well with it's surrounding will lead to further development improvements within the City.</p>
40204	<p>It is patently obvious that Underhill Associates proposal is vastly superior, more viable, more sustainable, and more carefully thought out than the Booker Design Collaborative's conceptual fluff piece which does not even honor the basic requirements in the City's solicitation. While Booker Design Collaborative makes vague promises to do nothing more than a feasibility study about adaptive reuse, Underhill actually presents a serious, thoughtful plan for not only adaptive reuse, but environmental remediation, mitigating displacement, job creation, sustainability, and actual tenants! It is clear that Booker Design Collaborative did not take this solicitation nor the desires of the people who live in Paristown Pointe seriously. They are clearly convinced that the City is going to simply roll over and hand this property to them based on a preordained arrangement and the investments they have already made in the neighborhood. Most of their proposal is simply irrelevant - i.e. it is about projects that have already been implemented and about property not included in this solicitation. They should be disqualified for failing to meet to basic demands of the solicitation and for their lack of rigor. The Underhill Associates proposal, on the other hand, is a model of thoughtful, progressive, well-researched urbanism that takes the requirements of the solicitation and the desires of the neighbors seriously. Their hard work, great ideas, sincerity, and genuine desire to do the right thing must be rewarded with all due speed.</p>
40204	<p>The Underhill proposal does a great job addressing the need for green community space that also links to neighboring areas through bike paths. I particularly like the grocery store and farmers market, and the park with fruit trees. I think that green space needs to be maximized in this area.</p>
40204	<p>Yes I support the proposal offered right now. This building is an eyesore for our community. Here we have the new places built right down the street and here stands this old building with a fence around it not very inviting to those who may want to open a business or move into the community. Please do something soon. I live on Breckinridge street and bought the</p>

	house next to me as a rental propriety because I love this area and very proud of it. Yet it can be made better when this building is gone.
40206	I would like to support the Underhill proposal. Underhill Associates has a long history of revitalizing neighborhoods by breathing new life into historic structures. Their projects serve as catalysts for the entire surrounding properties to raise values. Their plan shows the best understanding of the potential of the property and neighborhood.
40205	We support Brian Forrest and Paristown Preservation Trust's proposal
40223	I love Underhill Associates desire (and ability) to preserve and restore Louisville's historic propertles. I am quite sure the neighbors will be heard, involved, and respected by the UA team. I am quite confident in their proposal and ability to get it done.
40219	The Underhill group has a proven record of restoring and repurposing properties. This property has become a demolition by neglect. Housing is needed in Louisville. This property is on the bus line in a busy commercial area. Uholderhill group would do a good job with this project
	I prefer the Underhill Associates proposal. It is very well integrated into the existing space and with the community. It is forward thinking with multigenerational, multiuser and multiuse applications. The design and goals are well deliniated in the proposal. It offers tremendous symbiotic opportunities for local neighborhood organizations.
40204	Senior citizens, college students, will do nothing to revitalize the property and create taxes for the city of Bloom. Also they will not increase the value for The neighbors. The buildings are old expense to re-hab them Would be astronomical low cost housing would never be able to reduce the debt. The group proposing the rehab have not proven they have the money to do such a thing.
40205	I support the Underhill proposal. Louisville needs more attractive, walkable, diverse neighborhoods that preserve our city's unique experience while looking ahead to the future.
40204	I am grateful to the two development groups for submitting their proposals for the Urban Government Center site. My preference is the Underhill plan for the following reasons: 1) It provides a sense of permanence to the neighborhood, which has been plagued by a wave of transient businesses, residences and a lack of livability for those who are residents 2) It incorporates surrounding neighborhoods in inter-connected walkways - allowing all of us who live nearby (not just within the development itself) to enjoy the space and bridge the gap between our communities - it's a wonderful, eco-friendly concept 3) it provides all of the livability elements we're currently missing and in need of to attract more residents and business - the grocery store is SO needed as well as a park - thank you for the park! 4) A gym is a fantastic addition to any neighborhood, and there's currently only one nearby, so this element of the design is great 5) A farmers market is a great way to encourage community development and togetherness, and I love that it's facing Barret Ave. I am incredibly grateful to own a home in this neighborhood and feel confident that this development would bode well for my property value and improve my quality of life. Thank you for making this an equitable and accessible development for all! The Booker Collaborative development feels closed off from the surrounding neighborhoods and seems as though the emphasis is once again placed on transient lifestyles. There is also not enough re-use of existing building space in their plan, which means a hefty amount of demolition would be required which could lead to a significant amount of disruption for the neighborhood.
40222	I am really excited to see the Underhill team's proposal for the redevelopment of the Urban Government Center. I strongly believe that their team's proven experience would be great for this redevelopment project. As a citizen who loves to see the reuse of older buildings

	<p>instead of tear downs and brand new buildings, when it makes sense, this looks like a great project! Residential, office, childcare, a much needed grocery, a farmers market and the opportunity for community gardens are all highlights of the plans. This area could truly benefit from this project with a capable project team like this one!</p>
40299	<p>While I find both proposals to have merit, I feel the Underhill Associates plan is the most responsible, neighborhood friendly plan, and the most environmentally sensitive approach. As proposed the Underhill plan strives to preserve the historic buildings , allowing retention of the current tree canopy and creation of the most green space. The team assembled by Underhill has a long list of similar and successfully completed projects. I also welcome the apparent diversity of the Underhill team. Finally, I find the included the letters of endorsement from Bob Zimlich of Bellarmine University and Troy Burden of Highlands Community Ministries to be compelling. Thank you for the opportunity to comment.</p>
40204	<p>As a resident of 1121 E. Breckinridge Street, I find the prospect of new development exciting and hopeful. I love where I live and the possibility to create new opportunities is exciting not only for myself, but for the generations of people to come. As I review the plans, it seems that the Booker Design Collaborative plan is creative and imaginative, while the Underhill Associates plan utilizes community partners. In truth, my feelings towards both plans is split. I appreciate the Booker plan utilizing the parking lot, that is adjacent to my house, and creating more housing and a neighbor feel in a rather disgusting space. I appreciate the Underhill plan for focusing on apartments and graduate student housing. For both plans, I can foresee possibilities and growth for generations ahead. Ultimately, I think the best plan for the area and for a more sustainable future of creative possibility, I give my full support to the Booker Design Collaborative plan.</p> <p>Thank you for taking my comments. In truth I would be happy with either proposal. The “Paristown Preservation Trust” is exciting because of the new buildings on the old parking lot off of Vine street. As my property is directly on that parking lot, to see it change and to see new homes would be exciting. The “Underhill Associates” plan would be great for the area as it offering more affordable housing opportunities to an overpriced region of Louisville.</p>
40205	<p>Having lived in several communities around the country, I have witnessed firsthand the vital impact that preservation and adaptive reuse have played in maintaining the historic integrity of an area’s built environment. Now, more than ever, preservation and adaptive reuse must be the cornerstone of all development proposals if the city is truly committed to the Plan 2040 initiative and Landmark process it has established and codified for itself. As a staunch supporter of preservation and adaptive reuse, I agree unequivocally with Mayor Fischer, who said in regard to preservation and the Landmark process, “Preservation has played a critical role in the exciting transformation of our city....The landmark process has been a catalyst for community and neighborhood revitalization and a core component of our economic growth as old buildings and their architectural details from the past are transformed into restaurants, housing, art galleries and new and expanding businesses that create jobs. The look and feel of these buildings is a central element to the authenticity of our city.” The Paristown Green proposal submitted by Underhill Associates, LLC, clearly demonstrates the exact sentiments conveyed in Mayor Fischer’s statements on preservation and also satisfies the community’s data driven desire to preserve and adapt the KY Baptist Hospital (KBH) building as well as the building originally designed for the KBH School of Nursing, last occupied by the Louisville Metro Housing Authority and Police Administration. In addition to the preservation and adaptive reuse plans, the Underhill proposal provides clear and succinct information as to the specifics of the development plan as required by the RFP and meets all</p>

	<p>five CHASE Principles mandated in the city’s new Comprehensive Plan, Plan 2040. Perhaps most impressive about the Underhill proposal is support from Bellarmine University and Highland Community Ministries. As a Highlands’ resident for more than twenty-eight years, I can attest to the good work and vital contributions that these two institutions have made to the community. Their endorsements alone give incredible credence to the Underhill proposal, demonstrating that the Paristown Green development is about creating a strong, inclusive neighborhood identity while maintaining and cultivating community connections. The Underhill proposal provides plans for a variety of amenities and a plethora of open, green space, all designed and executed by a racially and gendered diverse, award-winning team of local and national design and development professionals. While residents are often confused and dissatisfied by the typical, vague and complicated development proposal, Underhill has simplified the process, setting the bar high for future development by proposing a plan for preservation, adaptive reuse and good design. “Other cities have razed most of their heritage – and it painfully shows. We are fortunate to have so much connection to our history through our built environment. Our sense of place contributes directly to our quality of life.” Mayor Fischer I couldn’t agree more. I support the Underhill Paristown Green proposal.</p>
40241	<p>I support Underhill. Keep Louisville local and keep Louisville weird. We don't need another non tax paying hotel while pools libraries and govt programs are being eliminated due to a short fall that these big corps could rectify with their tax money. Our hometown hero said service is the rent you pay for being on earth. Smith/Paristown preservation/Paristown Plunderers does not believe in Louisville and does not believe in service. Go with Underhill which has a track record for responsibly revitalizing with the unique Louisville community in the forefront of their projects.</p>
40223	<p>I support Brian Forrest and the Paristown Preservation Trust plan.</p>
40212	<p>Jeff underhill plan offers the best reuse of the property from a preservation and economic generator for the neighborhood.</p>
40204	<p>After reviewing both proposals, attending both virtual meetings, and the open house here are my thoughts and concerns: *The Underhill proposal has a great amount of green space and makes amenities available to the current neighbors. *I'm concerned that they are overextending themselves physically and financially with the number of projects that they are currently involved in (Swiss Village, The George at 42, Colonial Gardens) and by adding the Urban Government Center would "break the bank" and the company. The push from Underhill and Martina Kunnecke’s petitions seeking Landmark status for the Old Baptist Hospital and Kentucky Baptist Hospital School of Nursing would certainly delay and substantially increase the cost of the project to the point that no developer could afford to take on this project. *The need for Underhill to relocate residents of Highlands Court and Bellarmine Student Housing would result in a large number of low income rental apartments which is not inline with the current neighborhood of mixed income homeownership. *Why not relocate Highlands Court residents to Swiss Village and Germantown Mill Lofts? **The lack of homeownership is troubling and does not add value to our residential neighborhood- the possibility of rent-to-own townhomes and the ability to convert student housing into condos down the road are NOT the answers for lack of ownership/investment for Paristown Pointe. **If you have to "SALE and CAMPAIGN" your plan by sending emails, letters, social media posts that are directed at residents and petitions seeking Landmark status instead of listening, staying consistent with plans and responses to everyone and participating in a fair and equitable bidding process for the two applicants. **The residents of Paristown Pointe</p>

	<p>and surrounding neighborhoods deserve and DEMAND RESPECT from the developers. Paristown Preservation Trust (PPT) -PPT, includes green space, makes amenities available to the current neighbors and includes Library (which has meeting space, theater, and other perks) which is available to everyone. -PPT has homeownership from the beginning in addition to apartments. -Parking garage to accommodate retail and business guest during the day and help lessen the stress on residents in evenings/weekends by providing additional parking for visitors and patrons of the Arts District.....freeing up resident on-street-parking! Overall I think PPT is a better fit for the neighborhood based on the current concept and past relationship between Steve Smith, CFA, and residents of Paristown Pointe. The financial stability of PPT and the fact that they will be able to give this project the attention that is needed by not overextending itself by have multiple large projects going at one time.</p>
40205	<p>Underhill and Associates should have gotten the project the FIRST time and they should get it this time. It was only because the city operated in a crooked way with its scoring committee on the first project that it went to the other company. How'd that work out for you guys In Louisville Forward? This city is absolutely crooked. I trust nothing coming out of this administration.</p>
40205	<p>I am writing in support of the Underhill Associates proposal. They seem to have a more sustainable approach to developing the area. When taking on a large project like this it is very important to me that the developer is taking the existing community into consideration. Having a plan to make sure that people are not displaced from their neighborhood should be the number one goal when taking on a project like this. The Underhill Associates proposal it is a lot more upfront about making sure that this new development is working to fit the needs of the existing community. Having an edible orchard, gardens, and compost area sounds amazing and true to the goals of sustainability. I also think it's encouraging that Underhill wants to remain true to the exiting architecture in the area. It's also important that Underhill is working with local universities and the elderly community to provide spaces for young and old members of the community to live in the same development together. I'm concerned that the Paristown Preservation Trust proposal is too focused on a corporate approach, that doesn't include all aspects of the community. We must be most focused on maintaining the integrity of the existing neighborhood and make sure that the developer is taking all members of the community into consideration. This is why I support the Underhill Associates proposal. Thank you.</p>
40207-5712	<p>Jeff Underhill and his team have impressively demonstrated their ability to retrofit and enhance old buildings into attractive and value engineered buildings which enhance neighborhoods. The proposed project will add much to the Paristown neighborhood. I hope you will grant approval to their plans.</p>
40207-2204	<p>Jeff Underhill and his team will do an outstanding job of reimagining and repurposing The Urban Government center. Metro government and surrounding neighborhoods will all benefit from The Underhill organization's involvement in the Urban Government project. Jeff brings decades of experience to the project as well as financial resources to see the project to completion.</p>
40205	<p>I support the Underhill Associates' proposal for redevelopment of Paristown. First, Underhill Associates was second in the previous RFP when the Marian Group's proposal eventually failed. Second, Underhill Associates have had experience in redevelopment of local venues like the Germantown Mills Lofts and Westport Village, which were quite unseemly beforehand. Their track record in the city of Louisville is stellar. Third, I like the idea of preserving the historic buildings on site. And finally, their proposal of mixed income and</p>

	<p>mixed use development is very appealing - from students, to senior living, to daycare and library - it sounds very European and very sustainable, a real Paristown. This is what all our communities should look like.</p>
40222	<p>I support Paristown Preservation Trust! Paristown led by Brian Forrest and Steve Smith is who I choose!</p>
40206	<p>Having read both proposals I favor Underhill, and ask that Metro give Underhill the opportunity to bring their plan fruition. It's, in my opinion, a plan that will best serve the immediate tier community members and the entirety of Metro Louisville.</p> <p>I am in support of the Underhill proposal for this property. It allows for retail, green space, mixed income rental, walking paths and opportunities for those who live there to form community. It is close to the downtown and on a public transportation route. Of all the proposals I have seen, this is by far the best for our city.</p> <p>After having read and studied the proposal of Underhill Asso. and the team that that company has put together for this property, I urge the Metro Government to choose Underhill to develop the property under consideration at this time. I see the proposal as forward looking taking into consideration traffic flow, ecological concerns, housing needs, retail opportunities and preservation of landmark buildings. It seems to me that serious consideration has been given to all the items that the city is concerned about. I urge Metro Government to award Underhill Associates this project so that they can begin immediately to carry out their proposed plan. This property has stood as an eyesore too long. Let us get moving on doing something useful, attractive and in keeping with our city's values immediately. Thank you</p> <p>I think Underhill Associates is by far the best proposal for this property. It has green space, preserves buildings, offers retail sites, offers additional services for residents, shows economic diversity. Please give that company a chance to move forward with this.</p>
40204	<p>Thoughtful plans with useful greenspace</p>
40217	<p>Hi, I am writing to voice my support of the Underhill proposal for the re-use of the Urban Gov't Center. It is my understanding the majority of the residents that live around this land are in favor of the Underhill proposal as well. We need more re-use of buildings in our community. It is extremely wasteful to be tearing these buildings down and building only a small number of homes in their place that are not affordable to the surrounding community. I especially love the preservation of the green space surrounding the building. Our city has the fastest growing heat island in the nation and trees are precious in our central and downtown neighborhoods as they are among the neighborhoods with the smallest tree canopy coverage. Maintaining tree cover and green space in this area means a better quality of life for the residents that live in this neighborhood, lower temperatures and cleaner air. These neighbors need shaded, green space where they can go to relax, unwind and move their bodies. It is especially important in the time of this pandemic when it is much safer to spend time outdoors than in.</p>
40204	<p>I support Underhill Associates and the Paristown Green development.</p>
40204	<p>I feel the Underhill submission will not bring enough social interaction in the neighborhood. There is already one senior facility with the Altheim. It does not seem to encourage businesses to want to establish there. If the population living there requires nursing students then I doubt they are going to go out shopping or visit dining options. The drawings did not propose much of a change in the Existing hard or soft landscaping. We need something that pops and says, "Wow! Come here ." The other option (Smith—can't remember company name) seemed more inviting and is more likely to meld into and compliment the new</p>

	<p>Paristown Point development. It looked new, not a quick rehab flip of an old building. They did entice me with mentioning the possibility of welcoming a new Library. A new Shelby Park Highland library is the only thing I really want for the neighborhood out of this development. Paristown Point and Paris Germantown sit right between Shelby Park and the Highlands, so it is the perfect location—not favoring one neighborhood over the other. The outgrown location at Mid City Mall definitely favors the Highlands over Shelby Park. I am hoping underground parking could be a possibility to help with a mixture of Affordable mixed housing and Family-friendly businesses —Hopefully at least half of them local.</p>
40207	<p>The Underhill proposal is the best proposal for the neighborhood, already promising a range of tenants that will bring diversity and functionality to the area. They have the most viable plan and the most neighborhood and preservation conscientious plan. The Booker proposal is a bland expansion of their existing development, intended to provide themselves with more parking and apartments, nothing more.</p>
40291	<p>This would be a wonderful addition to the area and i would support</p>
40207	<p>Paristown Preservation Trust appears to better incorporate and connect all parts of the area in which residents and visitors can interact and gain the full experience this area has to offer. It's green space in present throughout and surrounds the entire development. Underhill Associates appears to encourage a wide range of amenities that tailor a variety of populations, but does not provide a clear picture of how the area will connect throughout. They provide a green space, but again looks more like a barrier between the senior housing area and where other housing will be. I also think that Paristown Preservation Trust utilizes the space well and provides alternative parking (underneath housing, etc.) rather than using space for parking lots. Additionally they provide more locations that bring people to the area other than housing. They appear to provide specifics of eating, lodging, and leisure activities that will draw individuals who will help build the area up and help contribute to the overall vibe that has already been designed with the Cafe and Old Forester.</p>
40299	<p>I strongly support the Underhill proposal for many reasons, chief among them: 1. Preservation and adaptive reuse of the Baptist Hospital (as opposed to a mere feasibility study) , 2. Partnership with significant community partners, especially Bellarmine and Highlands Community Ministries 3. Diversity of the team by race and gender 4. Uses for the neighboring community as opposed to outside uses.</p>
40220	<p>It is time to recognize that old buildings are not dead buildings. They have good bones and structures. Let these two developers, Underhill Associates and Booker Associates work together and save this building...Underhills have saved over 100 buildings in Louisville. Just let them do what they know best. Save buildings that have good bones... It cost so much more to scrap and send to landfills then to redevelop buildings... JUST LET THEM DO WHAT THEY KNOW BEST.</p> <p>Clarification... I understand now that the two Booker and Underhill are not working together... SO I vote that to let UNDERHILL ASSOCIATES TO REVONATE THE HISTORIC OLD BAPTIST HOSPITAL BUILDING., THE NURSING BUILDING, AND THE BOILER PLANT... Jeff and Todd have renovate over 100 buildings in the Louisville area. They are committed to what they are doing... look at Heritage Green and Colonial Gardens. They care about keeping good bones of old buildings... It cost more to tear down, than to send to land fills...Mary Purple, 4121 Browns Lane A8,40220 "The Underhill Associates proposal is to renovate the Historic Old Baptist Hospital Building , the Nursing Building and the Boiler Plant .We have commitments for occupancy in each of the buildings. Sincerely, Jeff Underhill"</p>

40206	<p>After reviewing the proposals I have concluded that the Underhill proposal offers the most descriptive and community based redevelopment plan which would mesh into and enhance the surrounding neighborhood the best. The multigenerational approach for the residential and the diversity of the commercial offerings would become a model for redevelopment not only across Louisville but across the country as well. Underhill brings the most experience in urban redevelopment and historic preservation and in the end will deliver a vibrant development.</p>
	<p>RE: UGC PROPOSALS To Whom It May Concern: This is a fantastic project that will be a dramatic enhancement to the immediate vicinity and to Louisville as a whole, those of us in the design and planning profession having been waiting with great anticipation for the realization of this interesting opportunity. I am writing to express my full support for the Underhill Associates team and am extremely confident in their ability to perform expeditiously and with great success. Of the two groups under consideration Underhill Associates know the physical and economic challenges of the site far better and have much more collective experience as a proven team with similar very successful projects, their decades long experience and vision make the Urban Government Center tailor-made for their professional expertise and proven capabilities. The overwhelming support from the community for the Underhill proposal with the first iteration of this RFP was astonishing. As an architect myself having been involved in substantially scaled developments with critical stakeholder concern rarely have I seen such virtually unanimous neighborhood support for such a sizable and vital project. Subsequent follow-up neighborhood meetings after the default of the previously chosen developer brought the audience to their feet in applause for the Underhill proposal and their preservation of the existing structures, UA being the ONLY developer to see the value of such an effort. It's very clear that the major stakeholders have great preference for UA, a point that should be heavily considered as this decision is made. There is no question in my mind that UA would hit the ground running and realize their well considered architectural plans, which again include the vital preservation of the existing structures, with the greatest efficiency and most contributing end result of the two interested parties by far. I urge the Committee to choose Underhill Associates as developer for the UGC Project.</p> <p>After watching both pre-recorded presentations closely and participating in both virtual presentations I'm left with the following impressions: 1. Underhill Associates team and homework done on this project is seasoned and deep and genuine. The virtual meeting component added power and authenticity to their initial proposal, a very realizable and realistic approach with a battle hardened team. All of the same folks that assembled the first presentation were available live in the second presentation. These guys know this stuff from 50 years of DOING it very successfully. They have earned the respect and trust of the neighborhood because in the previous RFP they were the only developer that planned to save the buildings. 2. The other team, who's name has changed, to me seemed an exercise in smoke & mirror. The super squad of business titans and architects in the first presentation were more or less absent in the virtual one and they hardly addressed the issues defined in the RFP. Steve Smith seemed bored and bothered to have to pitch the program at all which was excessively generic at best. Booker and Cash are strong and knowledgeable local uber-talent but the cohesiveness (and relevance) of the balance of their proposed team seemed non-existent. Show us the money. Show us the hotel flag and studies proving its validity in this market. The vision for all of P Town isn't the point here, as what was continuously sold. White water on Beargrass? Ok then. Risk of tearing down anything but the annex? I don't think so. Not the best vision for the site. Of the two submittals the Underhill Associates</p>

proposal realizes the actual solution to the problem outlined in the RFP and to my complete confidence will solve it expeditiously with superior results. These guys have a proven true love of the craft and deep abiding respect for the environs, hard to beat that.

The Underhill proposal was a the second place "winner" the first time around with this RFP. The rules were to allow them to take over the project should the chosen first place developer default...and default they did. The reuse of the existing structures, a hallmark of Underhill Associates expertise, is the responsible direction with this project. The locals voiced considerable support for the Underhill proposal first time around and although they were given second place in the end the folks most at stake chose the Underhill project resoundingly over the chosen winner...which of course failed in their commitments and responsibilities at great cost to the city and taxpayers. Why is there even a second RFP??? So here we are again and the Underhill group has a great proposal, very similar to the first, and the resounding support from the community. The hasty assembly of the Booker Design Collaborative competing proposal may have big names and influential people, some not necessarily attributable to success in development projects, but does that necessarily make for success, especially with the complexity and import of one as potentially impactful as the UGC? It also seems that there has been an attempt to emulate the Underhill scheme with building preservation, something ONLY the Underhill group proposed before. The Underhill Proposal is not a hasty assemblage of participants, it's a group of professionals who have worked together and studied this program for years and hewn a fine and reasonable solution that will be an exciting and contributing improvement in the neighborhood and the City. Underhill Associates has the skills, the experience with the site and vicinity, the track record, the team, the financial means, the development experience, the historic preservation experience and sensitivity AND overwhelming community support. I heartily recommend the choice of the Underhill Associates proposal for the UGC. Thank you.

I appreciate the opportunity to respond to these two proposals, this is not my first comment and it may not be my last, I obviously feel passionate about the project and rightly so, the site and structures carry strong historic quality and future potential. Passion is the operative word in this comment. After the open house Monday, which I felt was very valuable to really get the feel for the site, the landscaping, the structures...to visualize the proposals...I come away with firm impressions of each developer, their teams and, above all, their commitment and passion around the RFP. The Underhill group were out in full force, helpful, engaged, thorough, knowledgeable and very upbeat and passionate about their intent and commitment to preserve the structures and build community into an already vital neighborhood setting, adding infrastructure vital to walkable/livable environments with design intelligence and doing it with a solid plan, a great team, and, again, 50 years of experience in this community. Although UA is asking for City capital to complete the task I believe this project will return 100 fold in tax revenue as well as untold intangible assets far into the future. The Paristown Preservation Trust proposal, which requests a TIF, primarily serves the developer and would prevent future TIF funding in this particular TIF district, a funding boost which could potentially apply to more appropriate or environmentally challenged future projects and bridge the gap for less assumedly-wealthy developers attacking such difficult challenges. No doubt their proposal, IF realized, could be a strong City contribution as well, but their less than complete address to the RFP and focus wandering away obscurely from the site to Beargrass Creek kayaking and other "districts" irrelevant to the RFP give me doubt as to that realization potential. Frankly the passion and enthusiasm in the PPT proposal, the basic tenet of the intent of which is as an extension of their adjacent development, is absent in both the presentation itself and maybe more importantly the team

	<p>assembled, it was, and is, basically a smoke and mirror no-show imo. To diversify development efforts, style and ownership in such close proximity is the equivalent of not "putting all your eggs in one basket". The basket being OUR basket as Louisville taxpayers and citizens of Louisville that have great concern about over-extension of the PPT group resources as well as, and very importantly, the thinning of the developer gene pool with one single developer holding control over so much vital real estate. This is an extremely vital issue to consider. In my mind without question the neighborhood and the City will be far better served by the professional capability, 50 year experience and history of similar projects and performance in Louisville, a top-notch team, financial responsibility and capacity, and, perhaps above all, PASSION for this exciting undertaking. I heartily urge the committee to choose Underhill Associates to successfully develop and intelligently preserve with sensitivity this fantastic site and it's architectural resources.</p>
40204	<p>Greetings, As a neighbor and homeowner who lives less than one block from the proposed site, I am very excited to see continued interest in developing this wonderful location within our city. The Original Highlands and Paristown are both fantastic neighborhoods, capable of delivering strong growth and economic prosperity to current business owners and future prospects. In the past, we have had multiple proposals for this site, some marred in political obstruction and others receiving little favor from the community. However, one proposal has consistently demonstrated the values, goals, and ideals which align with our neighborhoods – Underhill Associates. Underhill has a proven track record of rehabilitating aging infrastructure, as well as possessing the necessary planning and management assets to implement such an undertaking. Underhill’s proposal leverages existing structures to facilitate a more cost-effective approach, while also restoring the grounds to offer a strong incentive for new business and economic growth. Underhill has consistently applied input from the community, including but not limited to our asks to preserve the necessary parking and setback development standards, incorporation of multigenerational housing, and merging of our historical architectural design with the new development. I fully support Underhill’s development plan, and look forward to the new grocery stores, farmer’s market, and restaurants - all within walking distance.</p>
40214	<p>I prefer the Underhill Associates proposal. This proposal preserves the buildings with adaptive reuse, plus provides useable greenspace. The plan is pedestrian friendly. The plan benefits walks of all ages.</p>
40205	<p>I support Paristown Green by the Underhill group. They are proposing a development which preserves both buildings and green space. They seem to understand the development should embrace the city and not just simply rebuild it.</p>
40207	<p>Hello Selection Committee - I'd like to express my support for the Underhill Associates proposal.</p>
40207	<p>In reviewing both submissions I was incredibly impressed by the thoroughness of Underhill Associates. They have impressed me by thinking through every component of this plan - to ensure it contributes positively to the area.</p>
40204	<p>In my opinion as a nearby resident, the Underhill Associates proposal is clearly a much better proposal for the community and the neighborhoods that connect to the Urban Government Center. Underhill’s proposal includes senior housing, student housing, affordable housing, office space, a grocery, restaurant, day care, farmer’s market, fitness gym, and single-family residential townhomes. This truly is a comprehensive development that responds to all of the neighborhood residents’ requirements. I also like that the Underhill proposal will have a lower gentrification impact of the two options. As a supporter of the greenest most</p>

	<p>environmentally way to develop (Reuse) preservation is important to me and the fact that Underhill save 90% of the existing buildings is the best for the environment and community. In addition the Underhill proposal has services specifically for residents already in the community (restaurant, grocery, fitness center, farmer's market) I am adamantly opposed to closing the Highland-Shelby Park Library as proposed by Booker Group. A better option would be to re-open the historic Shelby Park Carnegie Library. Another problem I have with The Booker Group, is that the city does not need another hotel and definitely not in this location. This hotel's location is not the typical demographic to place such a facility, which usually are concentrated near attractions and business-related activity. The last major flaw with the Booker Group is its 900 car parking demands. According to the Jan 28th poll results parking did not even rank as something people wanted. In fact walkability / Pedestrian Friendly was number 1. 900 cars will overwhelm the neighborhood. By contrast, Underhill only has 251 parking spots which is much more manageable and compatible to this scale of neighborhood. We need to be looking to a future that is less car dependent as cars are not only extremely bad for the environment but car storage is extremely wasteful. Louisville Metro cannot afford another problematic complication and delay with this property. Selecting Underhill will avoid such a loss of credibility for Louisville Forward. I recommend the Underhill proposal be chosen as the developer of the Urban Government Center.</p>
40206	<p>I was born on this site at the old Highland Baptist Hospital. I'm an owner of Spring Street Storage about a mile from the proposed project. There has been considerable momentum in this area and I would very much like to see it continue. I appreciate anyone willing to invest in this area when you consider the current economic environment in Louisville. My wife and I were both born in Louisville and have always been proud to call it home. I feel very strongly that this project at the UGC should be given to a local developer. I am very familiar with Underhill Associates and the work that they have done around Louisville. Kentucky Towers, DuPont Manual, George Rogers Clark Place Condominiums, The George, Westport Village, Colonial Gardens, Germantown Mill Lofts. I can actually name some more projects, but I think you get my point, Underhill Associates has been heavily invested in Louisville for almost 50 years, they understand this town. I think that this is a very important project for the area and it makes sense to award it to a local company like Underhill Associates that has proven record in our city!</p>
40205	<p>I am 100% supportive of the the Underhill proposal. I had the honest of helping this company as a volunteer with the Goss Avenue project and I am so impressed by the final product. The Underhill Group is a family that lives and breathe the Louisville spirit. The work they do is long lasting and is in the best interest of the neighborhood and city. I hope you will give this project the consideration is deserves. Sincerely. Kristen Riddick</p>
40204	<p>I support the Booker Design Collaborative because I believe our community has a greater need for children to have educational and Artistic opportunities. As a kid I loved walking to the Library on Highland Avenue, now I discourage my child to walk to the Mid City Mall as it is not a safe environment for young teens. I welcome a new home for our Library.</p>
40206	<p>Paristown Pointe has been a wonderful light in the community & I would trust the government building property in their hands. I enjoy all of the opportunities they are bringing to the area. I would love to see more development in the neighborhood that could benefit families.</p>
40204	<p>Paristowne green</p>
40206	<p>While both proposals show a strong desire to improve the area the Underhill proposal includes a diverse group of partners which is something that should be in the forefront of</p>

	everyone's mind given the current state of affairs in the Louisville Community. Their vision is community oriented which will allow residents to take ownership of the space and make it their own. It would be great to see the Underhill plan come to life!
40242	I would like to endorse the Paristown Preservation Trust proposal for the Urban Government Center. I have been following this situation for the past few years... ever since the first round of proposals were submitted. I have been a fan of this Paristown group because of the feasibility of their plans. They have a great vision and seem to put the wants/needs of the neighborhood first. Through their revitalization of Louisville Stoneware and the Paristown area, they have breathed life back into what was a forgotten part of the city. They have stayed true to all of the promises that they have made throughout the years. I believe they will transform the Urban Government Center area into a practical, beautiful place.
40204	Make a long story short this is the fifth time I have tried to write this comment without loosing it from answering texts!!! I am not very savvy when it comes to high tech stuff. (iPhone 7+ Only but I am working on it). However I am smart enough to know what is truly best for an inner city neighborhood in this day and age... It's still More Money...More Money...More Money!!! If more money is not spent in housing developments such as home ownership along with more businesses being brought in to share that responsibility in taxes we are going to lose more than our Inner city neighborhoods can handle. (Look at what's happening in California etc.) We need 'New' Ideas that come along with developers willing to come in and invest with us NOT against us!!! That choice was an easy one for me. (I like both Jeff Underhill and Steve Smith) However the most innovative inner city development for me is Steve Smiths remarkable plans in turning our neighborhood into a one of kind neighborhood in all these United States!!! Paristown Pointe along with Paristown has already given us what this city has needed for years... an inner city neighborhood of the future!!! People who work...People who care...People who pay for those who don't !!! I can only imagine what Paristown Pointe can be after those 10 acres are developed by the very same developers that made this area a go to place from people all over the world. How many Inner city neighborhoods can Claim that these days!!! Steve Smith should win for Paristown Pointe and this city!!! Steve Smith was the ONLY developer who gave us (the neighborhood) a park of our very own!!! We had originally asked for one when All others (Developers) said it was not feasible. Steve Smith also promised a library on its own grounds. (This will alleviate paying high rent for space in the mid city mall.) These two requests were firmly mentioned to All developers during original talks regarding wants and needs. As stated then and now Steve Smith has kept his 'word' just like he did with 'Paristown' and that 'word' holds TRUE!!! Paristown Pointe Residents want to finish what they got over 20 years ago... Making a 'Pointe' of remaking an old neighborhood (Paristown). We did just that and now we are facing the highest point in achieving the final results of our long journey... Our city has now given us that 2nd. chance of our lifetime... Please choose Steve Smith and his Partners the winners of this second time around as we in Paristown Pointe have done everything in our power to make this dream come true!!!
	I support Paristown Preservation Trust. Look at what they have already accomplished in the neighborhood. They will make it look great and turn the area into a world class area. Underhill's only care about low income housing!
40222	I support Paristown Preservation Trust
40222	I support Paristown
40222	I support Paristown Point Preservation
40222	I support the Paristown Preservation Trust!

40222	I support Paristown!
40222	I support Paristown preservation trust
40206	This redevelopment project is important to the neighborhood and our community at large. I am in favor of preserving and reusing the old Ky Baptist Hospital/UGC to the greatest extent possible with a goal of honoring the past while providing for today and tomorrow. This has already been the focus used in developing Paristown Pointe. Hurray for the foresite and effort shown here.
40202-1218	The Underhill proposal is exactly what is needed for affordable multi-generational housing. Preservation of the area with affordable housing, transportation and the amenities being proposed will make this area a model for other cities and communities. It's not just about preserving buildings, but promoting a healthy thriving livable community. Location and amenities are everything for a community to thrive.
40205	I am not an urban planner or architect by any means, but wanted to comment on the projects. While both proposals look lovely, I am particularly concerned about displacement/gentrification and was glad to see the Underhill proposal directly addresses that potential, and also plans to keep the Baptist Hospital building. I am familiar with the Underhill's work, especially at Colonial Gardens and Highlands Court, and have admired their commitment to the city and to preservation.
40206	I wholeheartedly support the Underhill Associates' proposal for this project. This proposal takes the local community and local ecosystem into account. The other does not. Please choose the proposal that is mindful of the well-being of its neighbors!!
40219	It wil enhance the area and bring more things to the community and at the same time preserve the history while being green
	As a renter, I understand that my interests in this neighborhood are inherently different than a home owner. Although both proposals have their pros and cons, I am more drawn to the proposal presented by Underhill Associates. I believe in a revitalization focused on equity and community, as opposed to purely economics. This proposal offers more to a diverse range of people, from college graduate students to new home buyers to seniors. What I like so much about living here is the tight-knit and unique feel. Paristown Pointe is a small neighborhood. Creating a new "downtown" would threaten that (as evidenced by the increased traffic that Old Forrester's Hall alone brought). As a potential future home buyer, a plan like Underhill's is what I would prefer to see.
40205	Although I am a huge fan of keeping historic buildings - the old hospital and dorm buildings are NOT worth saving. The meager artwork on the original hospital was pretty nice at one point but has been hacked up through several 'updates' over the years. The Underhill Group is now only a single Underhill (Jeff) so I question how much their past 'laurels' are relevant to future projects like this one. I believe his 11th hour "Historic Landmark" petition Martina is heading up is a simple move to delay for time to get more funding and torpedo a very nice plan from the Paristown Preservation Trust. The plan that the "Trust" came up with will advance the neighborhood MUCH more than putting lipstick on two old pigs (the aforementioned Hospital & Dorm buildings). Add to that Steve Smith's PROVEN display of love and care with the Cafe, Paristown Hall, and the Stoneware Building and why are we even looking at Underhill's underhand plan?
40204	Love the option with lots of housing, local shops, etc.,we don't need more hotels.
40206	I support Paristown Green. Great for our city!
40204	As a younger member of this community, the development plan by the Paristown Preservation Trust was most appealing to me. One reason I moved to this area is because it is

	<p>close to downtown but still had it's own unique community that gave of an original, artsy feel. I feel as though the Paristown Preservation Trust plan looks at preserving this aspect of the community and growing with it instead of trying to change it. I also like how they want internal parking so that there is much more room for community spaces, shops, housing, etc. instead of having giant parking lots that take up a lot of space. More specifically, it offers up more room for green spaces which is something I really enjoy and think this community could use as there aren't many areas within walking distance that I currently feel safe walking to to enjoy outside. Lastly, I think diversity is a big thing to consider when developing and I think they offer more affordable housing opportunities that can fit the needs of a larger population which is important.</p>
402041768	<p>Both proposals have very good merit, and I believe each plan provides a win-win for our neighborhood in that they incorporate elements that are compatible with the needs of our residents. I lean a bit toward the Underhill plan because it provides more greenspace and makes way for a park. Just a footnote: I am ok with some tracts being converted to Commercial on a case by case basis, but am opposed to wholesale rezoning of the entire site to C use by a developer</p>
22304	<p>I whole heartily support the Underhill Associates LLC plan for Paristown Green. As a Louisville based company, they have proven for many years that they are deeply committed in helping the city grow and prosper through investment and numerous successful projects in the area of historic preservation throughout the city that have benefited the community. The plans Underhill Associates has presented for Paristown Green clearly shows their commitment to continue to put their thought, heart and soul into the community. The design they present incorporates in a thorough and sensitive manner all aspects of the city's requirements in their proposal and does an outstanding job to respect the unique character of the Paristown Point neighborhood.</p>
40243	<p>I would like to recommend the Paristown Preservation Trusts Proposal for the Urban Government Center. This group of planners, visionaries and developers has shown through their redevelopment of the Paristown community to date that this is more than just a financial investment for them. They truly care about Louisvillians, the future of the City, real community engagement, the improvement of resident's quality of life and creating an energized, active, diverse community that builds on the rich history of this area. They reached out to us at School of Rock proactively to discuss how they could support young people in the arts and music education and have been a trusted and valued partner in that effort. They have shown that even during a time of disruption and challenges in the downtown area, that they care not only about safety but how to continue to find joy and life enriching experiences during this time. They have built amazing partnerships with the arts and music community at all levels, which is a testament to what they are able to achieve and build by working together. They are all about partnerships and building a better Louisville by working together with their neighbors in arts and culture and the benefit of the arts in building communities that have real meaning and shared experiences. I wholeheartedly support their designs for this project as part of the bigger vision they have realized for the area.</p>
40222	<p>From looking at both proposals, it seems as if the Underhill proposal will allow for the keeping of the past while moving into the future. They haave done similar projects (i.e. taking an old mill and turning it into a focal point of a neighborhood), with excellent results. It would be a shame to tear something down when it could be reused and made into an asset. I am not a strict save everything person but in this case it makes sense.</p>

40204	The Paristown Preservation trust proposal is better for our city in every way-- less destruction, more preservation and more real housing that residents need.
	I grew up in Deer Park. I now call Louisville's Schnitzelburg neighborhood home. I have always been attracted to the activity of the central neighborhoods and business nodes. Any trip downtown was a good trip. We often drove Barrett from the house to a doctors appointment, the orchestra, or some festival. I loved how the scenery changed with each block. The buildings got taller and the people watching improved. The urban government center has been a fixture in my life. Whether as observed from the school bus or visits to St Anthony's, or close up through traffic school or some urbanist thought experiment. It's a member of the family. A contributor to our urban fabric. I would love to see the building out back into active use. Living close to St Joseph's (demolished) hospital grounds it is not hard to imagine with what incredible life the street would be filled. It might even support a grocery still on the corner of Preston and Eastern Parkway. We can't turn back time on that decision but we don't have to replicate it. Please preserve the urban government center. Please allow those who have the vision and the tools the opportunity to transform the site. Underhill and Associates proposed an option several years ago that would have breathed new life into this landmark. It appears on all accounts they remain ready and willing today. This proposal for the 2020 cycle is impressive! Underhill has assembled an amazing and qualified team to get this project back to productive use. They have really shown how to introduce a multi-use, multi-generational, and inclusive project in Louisville's amazing neighborhoods. Please let us allow them the opportunity and support!
40241	It would be hard to overstate what the Underhill family and has done for the city. A commitment to projects that enrich the communities in which they're built and that's ever more front and center with this project.
40241	Please save the lold Highland's Baptist Hospital. Thank you.
40204	The Underhill and Associates proposal creatively preserves the character, style and environment of the area. The mix of senior and student housing along with the farmers market and green space make the area feel like a neighborhood. The Underhill proposal preserves more trees and original buildings than the other proposal. I am not sure of the name of the other group who submitted a proposal. I have seen the name Booker and Associates and Paristown Preservation. Their proposal includes a 150,000 square foot office building 125-room hotel. With the current business environment resulting from the pandemic, the outlook for office space and hotel rooms appears to be bleak or, at a minimum, faces a long road to recovery. The noise, air pollution, and truck traffic resulting from the demolition of all buildings but the hospital will make the area very uncomfortable for residents. Little if any neighborhood character is preserved. The plan for the hospital seems to be very sketchy. The Booker/Paristown Preservation does seem offer as much connectivity for pedestrians and cyclists as Underhill.
40205	I prefer the Underhill design! Thank you. Rob showalter
40206	I support the Underhill proposal! I think it will best fulfill the needs of the existing Paristown community
40204	I would like to voice my support for the Underhill proposal. Their approach seems like the more thoughtful in regards to sustainability, long term growth, and interaction with the current neighborhood. I specifically like the focus on equity and bringing in a more walkable design that incorporates housing, greenscapes, and healthy food options. I think as we move forward as a community, these aspects are what we'll need to bridge the divide among classes, especially in an area of gentrification. The goal of using 90% of the existing buildings

	is not only ambitious, but absolutely incredible. The infrastructure of the neighborhood is beautiful and if it can be restored, I think that should be the goal. The Pairstown Green Commons will be a treasure for not only those who live in the neighborhood but who work in the buildings included in the design.
40205	This would be a great opportunity for Bellarmine University students. Thank you!
	I like the Booker design
40245	As Construction related attorney I am well aware of the parties involved in this matter. I have never represented Underhill and Associates but have known them and their reputation for many years. Their partnership with Richard Banta, proves they are taking this project very seriously. Banta was the city representative for Colonial Gardens and held Underhill's feet to the fire so to speak on that project. He is very exacting and will get the most out of the project. This team, along with others listed will do a great job for the community at large.
40222	In full support of Paristown Preservation Trust's plan. It is the most long term revenue generating model, a tourist trap and a way to revitalize the area of Paristown, so that it is a welcoming place for all. The area should go to the developers of the new area around Stoneware that is already in the developmental stage to create uniformity between the new and old space. Underhill Associates plans to build low income housing does not create a place where people want to live, eat, send their kids to school, etc. Low income housing means more crime. Their model is simply not economically stable. Consider Oakland California, a place that used to be overridden with low income housing, high crime, and a poor job market. Residents of Oakland wanted and still want to "preserve" Oakland. However, when people starting coming in and redeveloping the area, moving in office buildings, restaurants, bringing jobs to the city, it is a now a place where people WANT to live, work and play. Please strongly consider Paristown Preservation Trust's proposal.
40241	I totally support the development of Paris town and Steve Smith for his involvement in this
40204	<p>I have lived within 2 blocks of the UGC for over 11 years, and like many neighbors, am eager to see investment here, but it's very important to do it right. After carefully reviewing both proposals, I support the Underhill plan. They clearly have experience with planning something on this scale. They have experience with financing (\$9 million from the city is worth it in my opinion). They have great collaborating partners. Most important to me, they have experience with historic preservation. I want to see the old Baptist hospital stay, as well as the steamplant and the old nursing/LMPD building. I would love a daycare, gym and grocery store. I love all the green space provided. I appreciate the careful consideration regarding potential involuntary displacement of neighbors. I love their connections to both Bellarmine and Highland Community Ministries. They even want to try and keep the mature canopy trees! My only reservation is about the idea to convert Breckinridge Street into two-way traffic. In their renderings the huge powerlines are gone as well - wishful thinking. The Booker Design proposal, in contrast, is short on details and vague about a "feasibility study" in regards to keeping the Baptist hospital. The Booker proposal has lots of ambitious imagery and French phrases but no real meat compared to the Underhill proposal, in my opinion. I appreciate what Steve Smith has done with Paristown Hall and Louisville Stoneware, but this project strikes me as a much better fit for Underhill. Thanks I look forward to the next steps in this process.</p> <p>I live a block away from the UGC property and would consider myself a "stakeholder." I attended the earlier meetings, and watched the recent WebEx presentations from both developers as well as showed up in person to the "Open House" to talk it through. I feel even more strongly than before that Underhill is the right fit for this project. The scale and</p>

	<p>complexity are a match to their experience. I am much more interested in a grocery, restaurant, daycare, fitness center, retirement community and BU student housing (Underhill's plan) than I am in an office building, parking garage, maybe hotel and maybe library (PPT's plan). I understand that the ask of \$9 million is going to be a tough sell to the Mayor/City Council, but I hope they see this as an investment that will be repaid in property taxes, jobs, etc in the years to come. Underhill's reputation in preservation makes me very excited for the future of this site. Keep the old buildings! Thank you.</p>
40204	<p>I support the Paristown Green proposal.</p>
	<p>I wholeheartedly endorse Paristown Green, the Underhill Associates proposal for the redevelopment of the Urban Government Center; Underhill Associates is without question the right developer to undertake this incredibly significant project. They have a proven track record of taking on large-scale redevelopment projects and seeing them through to their successful conclusion. But just as importantly, they also demonstrate a clear talent for taking dormant structures, that are historically and culturally significant to their communities, and transforming them into completely unique, vibrant residential and commercial additions to the neighborhood. The proposal that Underhill Associates has created is clear reflection of that experience. It is dynamic, exciting, and dedicated to the needs of the community. It definitively preserves almost all of the existing structures on the site, most importantly the Old Baptist Hospital, a building significant in both its architecture and in the memory of countless Louisvilians who were born within its walls. Just as importantly, preserving structures is economical (as it avoids the costs of tearing down the old buildings, and constructing the new ones) and environmentally sensitive. It also demonstrates a sensitivity to the community in which it will be built, and the many pressing needs that are currently impacting the surrounding neighborhoods. It will provide desperately needed housing, for seniors, students, and families who are finding the area east of Downtown Louisville increasingly unaffordable. It also includes a daycare facility, grocery store, farmers market, and other facilities, all of which will not only serve the needs of the development's residents, but integrate it into the surrounding neighborhood and create opportunities for social collaboration and interaction. Finally, the proposal will preserve existing green spaces and create new ones, filled with trees, parks and playgrounds; Louisville, especially the urban core, is in significant need of park space for residents, and trees to reduce the urban heat island effect (among the worst in the nation). In conclusion, this proposal combines the experience of a long time local development firm, well known for their expertise in successfully redeveloping historic urban sites, with a truly unique and exciting vision for this key property in the Paristown Point Neighborhood. I cannot think of a better way to breath new life into this important site, in a manner that is in keeping with Louisville's wonderful, quirky, community-oriented spirit.</p>
40208	<p>I like the type of development being done in Paristown of preserving historic buildings, but also making them energy efficient with solar and adding trees to reduce the heat island effect. Louisville government needs to support and require initiatives to meet these types of standards to improve the quality of life, including air quality, traffic and maintaining the historic character of the city.</p>
	<p>Underhill Associates has a proven track record in developing and re-purposing neighborhoods in Louisville and should be awarded this contract. Their proposal is very thorough and considers all aspects of the surrounding community. It provides a very balanced, and more importantly - sustainable occupancy of the proposed residential and commercial properties. The Booker proposal, while at first glance looks nice, focuses pages</p>

	<p>on the surrounding areas not covered by the Urban Government SOI, and is very short on details as to the actual project. (It is confusing on what is existing and what is proposed.) Moveover, the amount of commercial space in the Booker proposal is unrealistic, especially now in these times. Accordingly, I respectfully request that the Selection Committee award Underhill Associates this project.</p>
40205	<p>I support the Underhill proposal. They have done their homework and shown a positive program. Let's get on with it. Thank you.</p>
40204	<p>I really like the feel that this is part of our community and not just commercial. The farmers market, restaurant, gym and grocery are definitely a plus for me. The park area is also much appreciated as it's a small step toward alleviating our "heat island". I fully support the Underhill plan.</p>
40204	<p>Booker Design Collaborative is where we want to see the project go! The team already has a vested interest in the area because of the Louisville Stoneware and Paristown Hall developments which are high quality, beautifully designed, restored and built, and have a welcoming feel. This area is the Gateway to the Highlands and Downtown. If we can look forward to how we want to draw people and revenue to the area you must give reasons to come. His vision is sustainable, has all the elements of a multi-use project that you want to see with a more robust arts and entertainment aspect. I love the Paristown Hall and the Cafe and look forward to walking safely to that area for dinner, a show, and cocktails. The shopping and local grocery will have my support. They hit everything the neighborhood association is asking for and then some. The Underhill plan is just another housing development. It will look old and run down in a few years and then the crime will take over. His building and design is heavily focused on low income housing, seniors, students, and the daycare. That's not how we want to represent the Gateway to the Highlands and Downtown. Boring and depressing. We have a real opportunity to make this prime real estate great, keep people in the city and not moving to Norton Commons and the east end. Let's bring people back downtown and after the protests we will need it. A glimmer of what downtown and the Highlands can be again!</p> <p>Steve Smith and the Paristown Preservation is my choice.</p>
40204	<p>To Whom it Concerns, as an Account Manager for a Prime Bidding Louisville Commercial Contractor, I understand there are many things that will be out of the people's hands as well as many different financial interests at heart. That being said, we as residents must take into account not only the most lucrative idea for those involved but more importantly - will this change be lasting meaningfully over time and make a difference in the community. As future home buyers in Louisville, my partner and my values' are directly tied into an economical cohesively green focused community. Is the space affordable for all of those originally located in Paristown? I do not want to see lower middle class be priced out for the promise of "new shops" and "potential" new buyers. Does the plan revitalize the property vs. destroying it? Will there be green outdoor space? Community gardens and other nature based meeting grounds? These are all focuses for a local renter and future buyer. I truly believe you must build the community space and set the ground for growth before creating artificial growth with new shops and overpriced houses thrown up overnight. Underhill Associate's plan seems, while not perfect, much more ideal and suited for the community and follows at least some of my priorities as a resident. Between the two, I would cast my single vote for Underhill and continuing green economical growth in Paristown.</p>
	<p>Underhill will Do an outstanding job of renovating this white elephant. I look at his previous transformations and it's a win/ win for all !</p>

40223	<p>The Underhill Associates' plan is exciting and good for Louisville. Repurposing the building and preserving its architecture will ensure that the project remains appropriate and consistent with this area of the City. The plan's connection with Bellarmine University is also exciting and forward looking as it helps the University expand and improve its mission, which in turn produces a much needed, highly-educated work force. Underhill Associates is a local developer with a long history of success with these types of projects and they will make sure this project is completed and a tremendous success for our community.</p>
40299	<p>Hello, I have been following the proposed opportunities for develop and viewed several developer withdraw their commitment. When I was made aware that Jeff Underhill and his Associates presented a response to the RFP, I celebrated knowing that Jeff and his team of professionals would design and provide another quality community. When I owned my home in Old Louisville from 1990 to 2017, Underhill was the developer who came to this inner city area -challenged with century's old home and shotgun houses with illegal and unsightly extensions. He made a positive difference when he presented and executed a plan for neighborhood improvements. The Underhill team secured and renovated many of the old properties and reintroduced them to the market for fair market sale and rent. The Underhill's approach was inclusive approach to mixed incomes, seniors, and focused to provide affordable housing. This was clearly neighborhood friendly for life long residents and for a new home owner like me in 1990. When the former Louisville Ballet practice building (Former Manley Gym) was abandoned and later burned. Jeff and his team secured the building, renovated it and presented housing for the target demographic of our seniors. Their track record is not just in Old Louisville, their value of having the best track record of revitalization with success is displayed in Butchertown and other historic properties here in our community. I attended several community meeting and Jeff was often there in person and his suggestions for Townville Trolley Park improvements displayed his vision for great spaces. I expect nothing less with the opportunity for Jeff Underhill and his diverse team to deliver for Paristown Green. I have observed his diverse team that from our community that are that includes a real life assembly of individuals that truly reflect our diverse racial make-up of Louisville. I strongly support and respectfully request that you move forward with Jeff and his multifaceted team to ensure the success of this timely and open community project to open up for all the opportunity to live, work, play and grow in a community that offers clean revitalization and repurposed community development. thank you</p>
40207	<p>As always Underhill Assoc. appreciates history, preservation and the architectural integrity of old buildings. Why tear history and these beautiful old buildings down. Preserving the historic integrity and architecture that is unique to our city is a way to respect the past and adapt for the future. Underhill Assoc. has put an outstanding proposal together for an the overall improvement of the Paristown Neighborhood blending old with the new to create overall vitality along with diversity of this neighborhood for future generations to come.</p>
40243	<p>I am in support of Steve Smiths plan for the Aruban Government Center. I definitely think the old Baptist Hospital needs to be torn down and the development that he has done in Paris town is. A revitalization if that neighborhood. I am have spoken to some of the neighbors there and they in support of his plan also.</p>
40223	<p>As a partner in a local business located on Barret Ave., I'm writing in support of the plan presented by Underhill Associates to preserve and rehabilitate the Urban Government Center. Amazing vision. Amazing plan. They've successfully re-imagined this historical location by transforming the old into the new while maintaining the building's integrity. I look forward to seeing this plan and vision come to fruition.</p>

40204	<p>The Proposal from Underhill Ass. is very comprehensive and has very detailed information about the project and PRESERVATION of structure. Has involved and working with the neighborhood and community to rejuvenate the old Urban Government site. Has already proposals for tenancy for residency and business. Paristown Preservation Trust, or what ever name the are using now (has changed at least 3 times) has NO detail plans of PRESERVING of any of the HISTORIC BUILDINGS. Smith-Booker-Preservation-Trust (as of latest) intends to demolish everything and rebuild from ground up. No detailed info about method of demolition (reckingball, implosion etc.) and abatement of hazardes material. Has no detailed information about cooperation with neighborhood and community. NO proposals for tenancy for residency or business. Who is or are the owners and financial backers of whats currently called Smith-Booker-Preservation-Trust. Is this SHELL Trust hiding people like Mr. Hollenbach??? who have cost the taxpayers of Louisville \$\$\$\$\$\$\$ over the years.</p>
40206	<p>I am supportive of the Underhill Associates project of the renovation of the Government Center - I believe that the renovation and project is a positive thing for our community.</p>
40207	<p>The Underhill plan is superior, Preservation at lower cost Is a no brainer. If Underhill has the resources to renovate and preserve this great architecture he should get it. It really could be a great treasure of the Highlands if done right. Robert Tyrrell.</p>
40241	<p>I am not a Partner in any respect to Paristown Green, as my brother effectuated a Business Agreement as of 12/31/19. I am however very knowledgeable of the UA Plan. I am also a huge fan of Readaptive Reuse in our great City, and have demonstrated that through numerous projects. UA has a pkan that preserves the Historical Integrity of our Community, with significant Green Space, and has the most solid Uses and Tenants by far in contention. I do not believe there is a legitimate choice besides UA</p>
21409	<p>As a person who has spent most of my life living in Louisville, I am heartened by the great strives that has been taken by Underhill Associates over many decades to preserve and incorporative so much of the traditional neighborhood character. These efforts have created a vibrant and more livable spaces for the people the community. The presentation by Underhill Associates did an outstanding job addressing community needs. As a person who has been schooled in and practiced commercial design, I am impressed that the plan Underhill Associates presented. This is why: The plan includes living areas for students, the elderly, and shared office space. Further, it provides the community with the amenities of life's needs, by including a grocery, farmers market, day care center, work out center, a car charging area, and numerous other amenities. Their plan specified the inclusion of small businesses from throughout Louisville, importantly emphasizing diverse ownership. They have also incorporated the needs of Bellarmine and Highland Community Ministries by working in partnership with both on this proposal. The proposal incorporates a large percentage of green space with a memorial and roof top gardens, and specific plans to save the existing trees. Unlike the other presentation, their plan clearly spelled out how they will achieve their goals. While achieving their goals, their plan if far less costly. It will require less construction and hence reduce pollution in and disturbance to the surrounding neighborhood. I encourage the city to select the Underhill Associates to be the successful company selected for Paristown Green.</p>
40205	<p>I think the Paristown Preservation Trust plan provides the most practical and attractive development for our community. Specific details on the mix of subsidized vs standard apartments and the plan to organize these into a compatible living arrangement for seniors, young families, students remains to be worked out, but planning for a library location is a big</p>

	plus. Focusing on the arts and food is a natural complement to the Old Forester's Paristown Hall facility. I prefer this plan to the Underhill proposal.
40207	I support the Underhill proposal
40210	I vote for Underhill to receive the contract. They are the developers for the contract. They have an outstanding track record in the development field here in Louisville. There is no doubt that Underhill will deliver what the community asked for. We don't need available that don't know what they're going to develop and how they're going to develop. I looked at the proposal and Smith and Booker is not the best designers or developers for this project. Smith and Booker says they don't know what they doing, might be this, might be that. No concrete proposal on what they propose to develop. That is not good business for a community. Underhill has my VOTE.
40023	After a review of the project bidders, I want to convey that the Underhill Associates plans seems to be a better plan. I think their plan encompasses more needs of the area and the city in general. You have affordable housing, housing for the elderly and the reuse of current property is key to this area vs. a demo and rebuild new.
40214	I am impressed with the plans by Underhill Associates. They have been very successful with many projects around Metro such as Colonial Gardens, Heritage Green, Westport Village. As a graduate of KY Baptist School of Nursing, I would love to see those buildings preserved & repurposed. Thanks for considering Underhill Associates!
	Underhill Associates has a wealth of knowledge in the development and re-development business. Over the last several decades they have RE developed a number of properties and sites and had great success delivering on their vision and plans. Underhill Associates would be an excellent developer for this property.
40206	I prefer the Underhill Associates plan. They are a firm that I trust, in dealing with historic neighborhoods, preservation and sustainability. Thank you for your consideration.
47122	I prefer the proposal submitted by Underhill Associates.
40205	I support the proposal offered by Underhill Associates. I am a 28-year-old child therapist here in Louisville. The school I serve is close by Paristown, and many families from my school live in and around the surrounding neighborhoods of Paristown. The proposal offered by Underhill Associates offers new green space, affordable housing, and potential for fresh food for residents nearby. This plan would meet the basic needs of many while also attracting community in to enjoy nature, market interactions, and retail. I appreciate that Underhill Associates is using creative, sustainable planning to address our current climate crisis. Any plan for our city that can offset carbon emissions through free space is a good plan for Louisville.
40291	With pass projects completed by the Underhill Group Westport Village, Germantown Lofts & Colonial Gardens have brought back real estate which was in desired need of redevelopment. They all are very successful. This will be there biggest project to date that I know will be sucessful not only for Underhill but for the city of Louisville and there community
40206	The Underhill Associates proposal is clearly the much superior response to the RFP. Of note: only the 'actual' RFP scope should be considered, which is bounded by Barret, Breckinridge, and Vine. The Booker Group includes work areas outside the RFP scope, which can be easily implemented separately by the Booker Group. Thus, by selecting the Underhill proposal for the RFP scope, and Booker Group implementing their 'Village-Creek-Arts' districts, this truly will be a win-win for the neighborhood residents as well as Metro Louisville. Underhill's proposal includes senior housing, student housing, affordable housing, office space, a grocery, restaurant, day care, farmer's market, fitness gym, and single-family

	<p>residential townhomes. This truly is a comprehensive beneficial development and responds to ALL of the neighborhood residents' requirements. And, most of these functions already have confirmed occupants, unlike the Booker Group. The Booker Group proposal has apartments, offices, and a hotel. These three functions do not bring the diversity of activity that is greatly needed in this neighborhood. Booker suggests they will add more functions such as relocate the branch library as well as a grocery, and other amenities. But these are only 'conceptual' suggestions, without commitments, and may not happen, unlike the commitments Underhill has already established. A significant item to consider is which of these two proposals will have the less gentrification impact. The Underhill proposal has services oriented toward those residents already in the community (restaurant, grocery, fitness center, farmer's market) or will bring new 'compatible' residents (seniors, students, affordable housing, etc.) The Booker Group, while conceptually offering services to existing residents (grocery, library, etc.), the 150,000 SF offices and 125 room hotel will be bringing in new residents / visitors who may not be compatible with the local community. Office workers, who might be more affluent than the surrounding neighborhood, may want to live in this district thereby displacing current residents. And, does the city actually need another hotel? This hotel's location is not the typical demographic to place such a facility, which usually are concentrated near attractions and business-related activity. Thus, the Booker Group has a higher potential of increasing 'gentrification' and dramatically changing the character of this neighborhood than the Underhill proposal. Another major flaw with the Booker Group is its 900 car parking needs. 900 cars? This will overwhelm this neighborhood. By contrast, Underhill only has 251 which is much more manageable and compatible to this scale of neighborhood. One other interesting aspect of the Booker Group that is lacking is the Booker Group itself. Who is the 'Booker' in this proposal? There is no reference to a 'Booker' anywhere in this information. It is assumed this is Kristin Booker, but her data is not in the team member profiles nor listed in the leadership description. Thus, if this proposal is missing the main title name, Booker, then what else is missing or incorrect? A glaring oversight that should give the selection committee concern for the overall accuracy of this submittal. Underhill Associates has an excellent track record of developing properties of this nature, whereas the Booker Group does not. Louisville Metro cannot afford another problematic complication and delay with this property. Selecting Underhill will avoid such a loss of credibility for Louisville Forward. Thus, I highly recommend the Underhill proposal. And, with the Booker Group separately implementing their Village-Creek-Arts initiatives, this neighborhood will be transformed into one of the best places to live, work, and play in Metro Louisville.</p>
	<p>I support preservation of existing buildings and trees. I support the Underhill Paristown Green proposal.</p>
40299	<p>As a former resident of Morton Avenue for many years, I'm very happy to see the Underhill Associates plan to redevelop the property by re-purposing the existing building. First I believe this will be less disruptive to the neighborhood and second I think the re-use plan for senior housing is an excellent choice. According to the Underhill proposal, they will be spending a significant amount of time listening to community people as well as other stakeholders. I think this is very important in order to re-design the properties into desired and usable space. I still have friends who live in the area and they have also indicated they like the idea of re-using the existing buildings. I also like the ideas regarding the Farmer's Market and a local grocery store. These facets will help allow residents walk and use these resources. I look forward to seeing this project move forward.</p>

40207	I prefer the Paristown Trust Plan because it provides for a more dynamic and vibrant neighborhood which I think Louisville desperately needs
40025	I am very interested in preservation and neighborhood redevelopment within our community. The Underhill Associates proposal combines elements of both via preserving the exterior structure of the former Highlands Baptist Hospital (while converting the interior), providing greenspace and creating a true neighborhood "feel" within the entire project. Having the foresight to include student housing opportunities for our important and growing higher education institution, Bellarmine University, is another reason I support this proposal. Finally, Underhill Associates has demonstrated proven professional competence in preservation and neighborhood redevelopment by completion of the highly-successful Germantown Lofts in the Germantown neighborhood.
40217	I prefer the proposal by Underhill Associates. First, Underhill Associates has a long track record of working in and around downtown Louisville. They can deliver a superior project, and one where everyone in our community is welcome. Second, they have commitments from local tenants. Louisville Forward selected a developer in previous RFP who did not have tenants. We cannot waste another two years with a developer who is not ready to move forward immediately. Underhill Associates are ready to proceed now. Third, we must keep the Baptist Hospital and Nursing buildings. When people come to Louisville- they expect to see our history on display. If we tear down the buildings and replace them with new low rise construction- why will people visit our city or this site? There is a reason Main Street has become a hub for tourism. It has to do with our City's heritage. Underhill Associates will keep the buildings and our heritage at this site. The competing proposal does not have sufficient track record of redeveloping large urban historical sites. If they are selected I believe the project will languish at least another 2 more years, and very well may end with demolition of the Baptist Hospital building & Nursing building. If they have never developed an urban site of this scale, how can the community trust their proposal to deliver? How many tenants have signed on to be part of this project? This happened before and the site has been vacant for additional two years. Underhill Associates are the clear choice with a track record to back up their proposal.
	In full disclosure my firm is a member of the Underhill Associates team. With that said I would still like to offer my comments regarding Underhill Associates proposal. I was born and raised in Louisville's Portland neighborhood and am an active and passionate supporter of the Neighborhood House. I still have family in the west end and attend Church at Good Shepherd. I was born at the old Saint Anthony Hospital. Redevelopment of inner-city neighborhoods is extremely important to me and hits home. Smart development that takes into consideration the area being served and the impact on the surrounding residents is vitally important. The last thing anyone wants is for an outside developer to come into Town and displace the history and character of the area. You want economic development to occur that provides opportunities for the area and residents to grow and benefit from the improvements. I feel the Underhill plan is just that, a well thought out plan that takes into account the uniqueness of the area and enhances the area with key partnerships that will add amenities to the area that not only provide a fantastic economic boost to the neighborhood but provide quality of life improvements for everyone. It is impressive to me the thought that was put into forming partnerships with Bellarmine, Highland Ministries, and others that will maintain the connection to the area. I'm excited for not only this area but the City of Louisville for the vision Underhill Associates has for the redevelopment of the area. I would like to thank the local leaders for making this project a reality. It is exciting to

	see the potential for this area and what it adds to the overall make of our neighborhoods that make Louisville a special place to live and raise a family. Thank you Underhill for submitting such a high quality, well thought out proposal that will surely be a benefit for generations to come.
40299	The development plan submitted by Underhill & Associates is by far the greatest opportunity for Louisville to see this property flourish into the future. The architectural aesthetics complement the surrounding neighborhoods; the proposed tenancy also presents the greatest opportunity for an "inclusive" Louisville, where people of various backgrounds and ethnicities can grow their businesses. These residential opportunities are at their best with onsite child care, elderly and student residential opportunities, a grocer and restaurant(s), and green spaces that make the development feel like home; this development gives the surrounding neighborhoods the best opportunity for cultural harmony to take root and thrive.
40212	I support the underhill proposal it best support the community
40204	We are not opposed to tearing it down and starting over. It does have some historical value and perhaps could be honored in some way, but it is old and would need a lot of work and may never be up for low maintenance.