

PROPOSAL FOR NEIGHBORHOOD PLANNING SERVICES

Blume Community Partners +
Lord Aeck Sargent

Updated December 2023

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3754 Clifton Ave
Cincinnati, OH 45220

December 15, 2023

Katherine Keough-Jurs
Director, Department of City Planning and Engagement
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Director Keough-Jurs:

The Blume Community Partners (BCP) and Lord Aeck Sargent (LAS) team is excited to get to work on the Westwood Neighborhood Plan. We are looking forward to having Jesse Urbancsik on the team. We had a chance to meet with Katie Frazier, President of the Westwood Civic Association, to discuss the community's vision for the planning process. Please accept the attached proposal and update cost based on the scoping we can now do more accurately as we know where we are working and what the community hopes to accomplish in this process.

The proposed base fee includes the scope and diversity of the neighborhood, and the need to clearly respond to the many opportunities and challenges in Westwood. We have included additional target catalytic development sites and additional support for community engagement and exploration due to the size of the neighborhood. We have also included a menu of work items that would be in addition to our base scope and fee to better respond to the community and the City. Those items include a project specific website to support broad communication about the planning efforts, expanded work on historic resources, and additional design work related to pedestrian safety and streetscape enhancements.

The proposed timeline has been updated, we hope to get started in March and be complete by the end of 2024. We expect plan approval in the first quarter of 2025.

Please let us know if you have any questions and what our next steps are. Thanks for your confidence in our team. We are looking forward to getting started.

Respectfully,

Liz Blume
Principal, Blume Community Partners

PROPOSED SCOPE OF SERVICES

I. Planning Process

Phase I | Orientation and Community Assessment

March – June 2024

The start up phase of the planning process will be designed to create the set of information, data, maps and background that will help all plan participants start from a strong foundation of shared information.

Steering Committee

We will convene a Steering Committee at the beginning of the process. An active, involved Steering Committee is a critical part of the success of any community planning process. It is Steering Committee members who will help carry any plan recommendations to implementation. The Steering committee should include community leadership; community councils, business associations, development corporations, active school partners, and other major stakeholders including local businesses, institutions, and property owners.

The Steering Committee will have an important role throughout the process. At a kick-off meeting we will review the planning process, community meeting outcomes and the timeline with them. We will also meet with the Committee prior to each community meeting to discuss the agenda and outcomes for each meeting. Steering Committee members will be relied on as appropriate to host meetings, present information and serve as stewards of the process throughout.

The staff team will include BCP and LAS staff. City Planning and Engagement staff will be included as an integral part of the staff team to make sure Planning is connected to the work and decision-making process throughout. We will consider staff of other City Departments, to the extent their time allows part of the staff team.

Background Information and Community Exploration

The preparation of background information will include demographic, housing, and economic data along with current land use and zoning information. We will also work with the Steering Committee and others to identify assets in the community. Information in other topic areas such as education, transportation, health, and safety will be included as it is available and identified by the community as important. It will also include an urban design assessment produced by our LAS partners. This typically

includes a look at open space, landmarks, topography, streets, along with a review of development opportunities (vacant land, unoccupied buildings, historic districts, underutilized property.)

All of this background will serve to open the community conversation and inform the community about the possibilities for the future and give everyone a shared set of information to work from.

One-on-one interviews with a broad stakeholder group of up to 15 people will be conducted in the initial phase of the plan. The purpose of these interviews is to reveal new development opportunities, plans by institutional and other community partners and give participants an opportunity to share input in ways they might not feel comfortable sharing in an open meeting. We will ask the Steering Committee to help develop the interview list to include residents that don't attend meetings, partners that will help implement, developers, school, and recreation center partners, libraries, and businesses. The intent of the interview process is to help frame initial impressions, flesh out issues of concern and opportunities that may not be obvious. We will create a summary of findings from these interviews to help frame community themes.

Westwood is a big diverse community with many active stakeholder groups; Westwood Historical Society, Westwood Works, WestCURC, Westwood Business Association and the collaborative. We also know there are more children and young people in this neighborhood than any other, with more schools, LSDMCs, community uses than in many other neighborhoods. The conversation about youth violence is certainly important here. To make sure we are adequately including all these groups and voices we are proposing to conduct five focus groups in addition to the one-on-one interviews. At least two of these focus groups will be with young people, and their parents, and school communities.

A social capital survey is one additional outreach we will be conducting in cooperation with LISC and United Way. This effort will help get an even broader set of feedback from residents. The survey instrument will be designed to align with a wider community social capital process taking place this summer in Place Matters communities and in several additional communities. This will give us an opportunity to better understand Westwood in the context of other communities. This outreach will be supported and funded by United Way and LISC.

Communication

Over the course of the planning process we will work with the Plan steering committee to determine appropriate online and physical locations to host plan information and content. We will supply plan content to be posted on the City Planning and Engagement webpage and existing community sites. The site will include background information as it is created, notes from meetings, places for people to comment and share their ideas, and updates on meetings and ways to keep involved. BCP and LAS will populate the site initially with the intent of having the site serve as a way for people to stay connected to plan implementation and stay involved over the long run. BCP will also be intentional about working with communities to support grass roots efforts to get the word out about the plan, including but not

limited to posting information at local community hubs and attending community meetings to help get the word out about the plan.

Services that can be provided for an additional fee:

Project Specific Website Development and Maintenance: We will develop a stand-alone website for the project to host all communications regarding the plan and process. The site will include background information as it is created, presentations from meetings, project updates and ways to keep involved.

Plan Kick-Off First Community Meeting

Four Community-wide meetings will be hosted throughout the process. These meetings will be open to the public, hosted at meaningful location(s) in the neighborhood, organized to be interactive, productive, and meaningful to the planning process. We will be asking participants to be part of the process, engaged in decision-making and active in advocacy and implementation. Meetings will be designed to be community-building events unto themselves and to include some good food, and networking to help build a community network that serves the neighborhood beyond the planning phase. We will work with the Steering Committee to invite their neighbors; and use social media and other communication platforms to get the word out. It is our intent to hold meetings in person, along with accommodation for those who would prefer to join virtually.

Host first community meeting (mid- June)

- Purpose to identify issues and opportunities
- Conduct asset mapping exercise
- Review background information including demographics, interview findings, and other foundational information

Phase II | Develop Community Themes

June – July 2024

Establish Themes

Based on all of the input of the first phase of work we will develop a set of community planning themes. Community themes are based on the assets and issues identified by community and are also informed by the background data provided. For example, residents might be focused on an existing park as an asset to be enhanced, but not be aware of an opportunity to connect that park with a new planned trail or bike path, or to a needed school use in the park. It is at this point in the process where we will bring those issues together for community discussion. Themes are also designed to express a community's intentions and aspirations. A housing section for example might be calling out a need for more homeownership, or more affordable housing, or more senior housing. This is also where additional research and analysis may be appropriate. If safety is a concern we would do additional research on

crime patterns, contact community police officers, make sure we are communicating with any residents, or area experts like the Police Partnering Center.

It is also at this point that the LAS team will create target area analysis for what might be “Catalytic Projects”. This will include illustrative plans and/or renderings for key development/public space projects. For instance, new housing, a streetscape, a mixed-use block. **We are anticipating up to five catalytic sites/projects that we will focus on.** Westwood has several business districts, some important redevelopment sites (including considering the old Mercy site for a new recreation center), a BRT route and the Connected Communities’ opportunities that presents, and a very active discussion about pedestrian safety and streetscape enhancements. This will require more urban design work than might be expected for other smaller communities.

These themes and design analysis are intended to frame the key issues raised by the first round of input, to generate discussion where there are differing opinions, and to allow for the development of a preliminary set of community goals and strategies.

Services that can be provided for an additional fee:

Historic Assessment Research and Design Guidelines: We also expect that there may be an interest in identifying historic resources and laying the groundwork to ensure important historic resources are preserved. We will conduct research of the history of Westwood and work closely with organizations such as the Historic Society and City Urban Conservator, to identify areas, buildings, or districts which are significant to the history of Westwood and could potentially qualify for historic designation. We will work with the community to prioritize these sites/districts.

We will develop Contextual Design Guidelines that is complimentary to the historical and architecture character. This will help guide any future development while preserving the unique qualities of the historic sites or districts.

Pedestrian and Safety Improvements: Based on our existing conditions assessments and input received from the community and stakeholders, we will help identify areas, intersections, or districts which have higher pedestrian conflicts and concerns. We will explore traffic calming and other pedestrian improvements and share with the community for input and refinements.

Host second community meeting (Half-day workshop mid-July)

- Purpose to review community themes and identify priorities
- Identify partners and resource needs
- Establish neighborhood framework, physical land use plan, and begin target area analysis

Phase III |Community Goals +Strategy Alternatives

Aug. – Sept. 2024

Based on the feedback from the community we will develop a set of goals and objectives and a preliminary set of strategies to address the community goals. This phase of the work will include an updated land use plan, and any zoning modifications that might be appropriate to meet objectives, and more detailed catalytic project analysis. It is the point at which priority will be identified for catalytic projects, transportation updates, green space and trail improvements, and other enhancements to open spaces, community anchors or business districts. In conjunction with City Planning and Engagement staff and City staff from other departments, we will work with the community and steering committee members to incorporate overarching City initiatives around equity and connectivity into the community planning framework.

Host third community meeting (Half-day work shop late August)

- Purpose to review and comment on goals and strategies.
- Re-affirm community priorities.
- Draft Plan workshop
- Catalytic projects workshop

Phase IV | Develop Plan Recommendations

Oct.- Nov. 2024

The final plan will include the goals and objectives, the land use, zoning and development recommendations along with implementation strategies and identified partners to work with the community and stakeholders on moving the Plan recommendations forward. The final plan will include a summary of the process of community deliberation, residents and partners involved, all of the background data, mapping and design material that was part of the process.

In addition to the full plan document we will also produce a summary piece that will be useful for promoting the plan and engaging partners in the work. This final material will also be on the Plan web site to encourage wide distribution and enlist funders, partners and residents in the future of their community.

Host final community meeting (mid- November)

- Purpose to review and finalize recommendations
- Identify volunteers to support implementation
- Celebrate

Phase V | Finalized Plan and City Approval

Nov. 2024- Feb. 2025

BCP will prepare the final plan document with support from LAS. A successful community plan should be “owned” by the community, and it would be our intention to support community members in presenting the Plan to Community Council, Planning Commission, City Council and other partners. The BCP/LAS team will be available to prepare materials for presentations, and support residents through the approval process. BCP will coordinate with staff of the Department of City Planning and Engagement to coordinate review of the plan by all necessary City departments.

II. Schedule Summary

The schedule is a 12-month process that assumes the planning begins in April of 2024, with final the final document to be completed before Christmas of 2024. The proposal assumes a 1-to-2-month City approval timeline. Schedule can be adjusted as needed based on start date.

Phase I | Orientation and Community Assessment

March– June 2024

- Staff team convened 1st week of April
- Steering Committee convened Early April
- 1st community meeting Mid-June
- Social Capital Survey Mid-May

Phase II | Community themes

June – July 2024

- 2nd community meeting Mid-July

Phase III | Goals and Strategies

August – September 2024

- 3rd community meeting Late August

Phase IV | Plan Recommendations

October – November 2024

- Final community meeting Mid-November

Phase V | Finalize Plan and City Approval

November 2024- February 2025

- Plan document finalized Before Christmas 2024



FIRM OVERVIEW

Blume Community Partners is a planning and community development firm with deep experience planning at regional and local levels. We work with communities in urban, suburban and rural environments, for large cities and central counties. We help these places think about the future they want to accomplish and then find the path toward their goals. Creating a bridge between visioning and project implementation is important to our work. Blume Community Partners can help communities identify the partners, technical support, and funding to make plans actionable. We are skilled at civic engagement and work with communities from an asset-based lens to explore possibilities, design creative solutions, set priorities, and develop projects that can be implemented. We make use of primary and secondary data sources to inform community decision-making and open communities up to innovation and best practice. We encourage a comprehensive approach that considers cross-cutting transportation, infrastructure, land use and resilience considerations while working to develop downtown revitalization, balanced housing, natural resources and open space enhancements, improved health, economic and social outcomes.

Blume Community Partners provides expertise in planning, community engagement and visioning, land use, transportation, infrastructure, and zoning, survey research and socio-economic research and analysis, housing study and analysis, and sustainability and resilience planning.

BLUME COMMUNITY PARTNERS TEAM

LIZ BLUME | PRINCIPAL

Liz Blume recently started a new consulting firm, Blume Community Partners. She was the Director of the Community Building Institute (CBI) at Xavier University for almost 20 years, where she built her career blending community organizing principles with community planning processes. She is a planning professional with more than 30 years of experience in the field. Liz has led multiple city, county, and neighborhood planning processes, always with the voice of the community at the heart, and with an asset-based lens. Liz has led research efforts on important issues facing many metropolitan areas today including affordable housing, urban education, land use, community and economic development, equity and community engagement.

Liz has been the Co-Director of a master's program in Urban Sustainability and Resilience at Xavier University. This interdisciplinary program incorporated principles from public policy, planning, and business to help students prepare for careers in environmental sustainability and resilience. She has also served as the Planning Director in Cincinnati and Dayton, Ohio, and worked as a planning consultant throughout the Midwest. Liz is currently the Vice-President of the Seasongood Foundation, a local philanthropic organization striving to support good government and expand and enhance the nature of civic discourse in the region. She is also on the national Preserving Of Affordable Housing (POAH) Board, where along with her colleagues she is working to create affordable housing across the County in communities that work for residents, including in Cincinnati.

Over her career, Liz has come to understand the systems at play in urban environments that produce just and sustainable outcomes for people and the communities they live in, and she also understands the systems that create poor outcomes that destroy community. Through her own work at CBI and her teaching at Xavier University, Liz is working to create more productive, sustainable, thriving urban communities that support the people who live in them. Liz is a frequent speaker on topics including, housing, community development, urban education, community organizing and engagement, and planning and public policy. Liz holds a Master's in Urban Planning from the College of Design, Architecture, Art and Planning at the University of Cincinnati.

EMMA SHIREY- MCNAMARA | Project Manager

Emma is currently the Project Manager at Blume Community Partners. Prior to joining Blume Community Partners Emma spent 8 years at the Community Building Institute at Xavier University. She worked in a community organizing capacity to support neighborhood-led initiatives, resident leadership development, and neighborhood plan implementation, and has experience working directly with Community Councils and Community Development Corporation. Emma provided ongoing capacity building and technical assistance support to resident led initiatives in the communities surrounding Xavier University, specifically in Evanston and Norwood, through partnership development, resource alignment and ongoing community engagement. Emma is particularly proud of the work she has done to support the Evanston Business Association on three successful project applications through the Neighborhood Business District Improvement Program (NBDIP) helping to raise over \$450k to prepare 3 critical buildings in the district for redevelopment.

In her current and former roles, Emma has also managed a variety of projects including comprehensive neighborhood planning efforts, issue-based research projects, and other projects. Her strong organization skills, clear communication style, writing skills, and ability to work on teams with a wide variety of stakeholders, lay the foundation for successful projects and help clients achieve their goals. Emma has managed the collection and analysis of qualitative and quantitative data using various research methods including surveying, one-on-one interviews, and focus groups.

Emma has a passion for helping communities align resources to further their vision for the future of their community. She is committed to values of balanced growth and equitable development. Emma approaches her work with steadfast patience, a commitment to listening, and a desire to cultivate trust. Emma is an AmeriCorps alum from the Public Allies Cincinnati Class of 2015 and served as a member of the Public Allies Cincinnati Advisory Board. She holds a Bachelor of Science Degree in Sociology-Anthropology from Denison University. Emma is a graduate of class 4 of the Urban Land Institute's Real Estate Accelerator Lab.



PAST PROJECTS + EXPERIENCE

West End Choice Neighborhoods Transformation Plan | 2022

Liz Blume and Emma Shirey-McNamara, as staff at the Community Building Institute, served as the Planning Coordinators under the Cincinnati Metropolitan Housing Authority (CMHA) for the Choice Neighborhoods planning process from January 2020 through December 2022. We worked closely with Stan Harvey and the LAS Team on this project. The West End Choice Neighborhoods Transformation Plan was commissioned by CMHA and funded by the U.S. Department of Housing and Urban Development to plan for the renovation or replacement of the 554 units of affordable housing at the Stanley Rowe Towers, the Rowhouses and the Liberty Street Apartments in the West End. The West End plan included strategies to better connect the CMHA residents with the support services they need and neighborhood wide improvements to greenspace, efforts to make the neighborhood safer, and improve the overall quality of life for all West End Residents. Throughout the project Liz and Emma facilitated two of the plan task forces, supported 8 resident community ambassadors, managed a Household Level Needs Assessment of over 270 households, and co-facilitated over 20 resident and community meetings over the planning period.

College Hill Housing Action Plan 2022

Liz Blume and Emma Shirey-McNamara along with the LISC team completed a Housing Action Plan for College Hill in 2022 on behalf of the College Hill Community Urban Redevelopment Corporation (CHCURC). The work was intended to provide CHCURC with a review of the regional Housing Our Future Plan and determine how College Hill could best respond to the Plan in ways that would create equitable balanced housing in the community moving forward. The process included an investigation of the current housing market, sale trends and rent ranges. It also included a detailed demographic analysis of the current population including a deep dive into households who were cost burdened and an analysis of the types of housing that would best suit those residents. Community one-on-one interviews were conducted along with an analysis of survey work completed by CHCURC.



Recent Neighborhood Plans

As staff at the Community Building Institute (CBI), Liz Blume and Emma Shirey-McNamara led several neighborhood planning efforts for Cincinnati neighborhoods. Most recently, we completed the Avondale Quality of Life Movement with the Avondale Development Corporation, the Avondale Community Council, and the Local Initiatives Support Corporation of Greater Cincinnati (LISC) and the Evanston Work Plan with the Evanston Community Council and the Port. Both plans received approval from community council, Cincinnati Planning Commission, and Cincinnati of City Council. The planning processes were facilitated and developed in tandem with staff of the City's Department of City Planning and Engagement (formerly department of City Planning) and staff of other City departments, along with other neighborhood stakeholders. Ultimately, the plans were driven by residents and reflective of the community voice.

The Avondale Quality of Life Movement | 2020

The Avondale Quality of Life Movement is a comprehensive neighborhood plan completed led by the Community Building Institute in Partnership with consultants from the Local Initiative Support Corporation (LISC), staff of the Avondale Development Corporation and the Avondale Community Council. The Avondale Quality of Life Plan was Avondale's first comprehensive neighborhood plan approved by both the Avondale Community Council and the City of Cincinnati. More than 250 residents and stakeholders were engaged in the process starting in 2018. Four working groups were led by residents and key community stakeholders, including representatives from schools, churches, community institutions, local development companies, law enforcement, and the City. Recommendations were based on a SWOT analysis, community priorities, and relevant data.



The Evanston Work Plan | 2019

The Evanston Work Plan represents the priorities and collective vision for the future of the Evanston community and was approved by Cincinnati City Council in October 2019. This planning process engaged more than 175 residents and stakeholders throughout the process of developing the priorities and goals of the Work Plan, through community conversations, attendance at planning meetings, and participation in the Work Teams. The Work Plan focuses on five key theme areas that surfaced as priority themes after a series of community conversations that were hosted by residents in the summer and fall of 2018.

Prior to the planning process Evanston had seen an influx in public and private investment, which included investments in significant neighborhood assets, including schools, parks, and the recreation center, as well as new office, commercial, and residential investment. Longtime residents were facing both the positive and negative effects of new housing market pressures in Evanston. The Evanston Work Plan provided an opportunity for residents to guide and benefit from reinvestment in the community that they have supported and called home for many years.



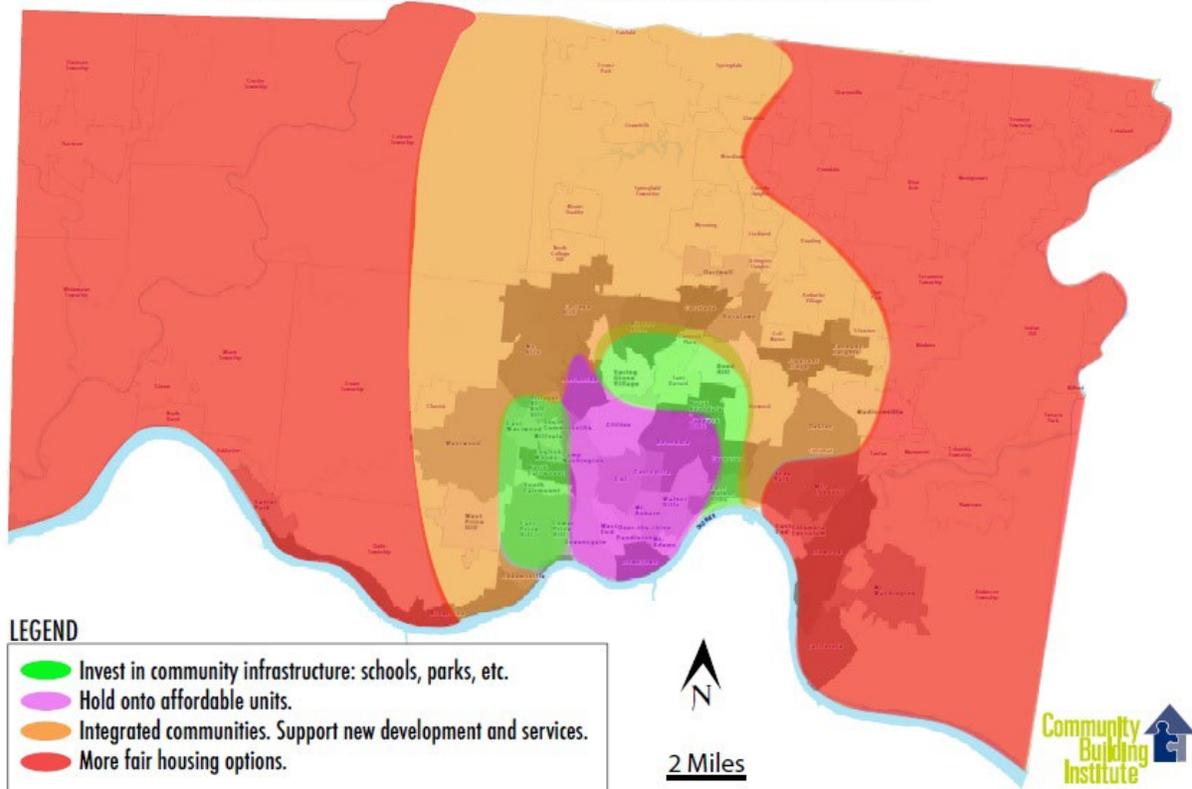
Fair Housing Assessment for Cincinnati and Hamilton County | 2019

This Fair Housing Assessment for Cincinnati and Hamilton County report provides an overview of the impediments of fair housing issues in the area. This report focuses primarily on issues of housing choice related to the classes protected by federal, state, and local laws. Federal law prohibits housing discrimination based on race, color, national origin, religion, sex, disability, or family status. Military and ancestry status are protected classes in the State of Ohio. In the City of Cincinnati, protected classes also include marital status, Appalachian origin, sexual orientation, and transgender status.

The analysis included a robust community engagement process that included stakeholder interviews with housing professionals who work with residents who struggle to find adequate housing. In addition, two kinds of focus groups were conducted; a total of eight geographically based focus groups were conducted along with a total of six protected class focus groups. CBI met with protected class residents in the City and the County to discuss how they access housing and the kinds of challenges they face. There were also geographically based focus groups hosted in communities across the County, both in City neighborhoods and County communities, to identify trends in different parts of the County.

Finally, two surveys were conducted: one for any County resident, and a second for housing professionals including developers, realtors, government officials, and lenders.

HAMILTON COUNTY HOUSING PATTERNS



Housing Affordability in Hamilton County | 2017

In 2016 and 2017, the Community Building Institute completed an analysis of households, housing affordability, and housing subsidy in Hamilton County and Cincinnati in partnership with LISC Greater Cincinnati. Liz Blume served as the lead researcher on the project. The report concluded that the number of Hamilton County households in poverty has grown by 40% since 2000. Overall, the availability and affordability of housing had not kept pace with the rise in poverty. The research concluded that there was an estimated deficit of 40,000 housing units that are affordable and available to extremely low-income households, those making less than \$14,678. This work demonstrates our experience with data compilation and analysis.

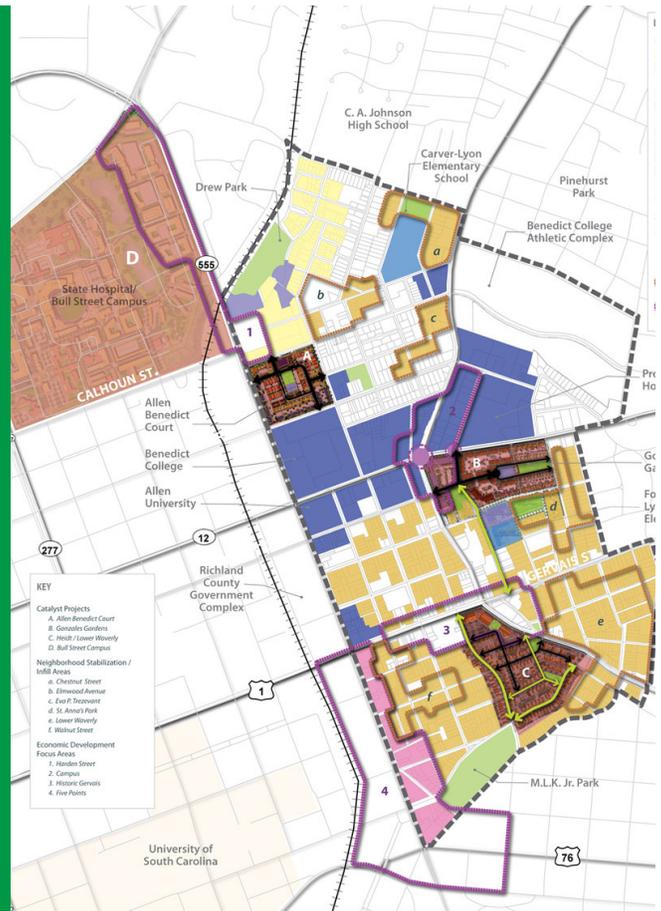


LORD AECK SARGENT

Firm Overview

Lord Aeck Sargent is a full-service, award-winning architectural, urban design and planning firm with offices in Atlanta GA, Ann Arbor MI, Chapel Hill NC, Austin TX, Lexington KY, and Washington DC. We share a common mission of providing responsive design, technological expertise and exceptional service in order to provide our clients with the best possible facilities, developments and places that will serve them well into the future. The design staff at Lord Aeck Sargent represents a broad range of experiences in planning, design and construction. Our staff includes registered architects, urban designers, certified planners, preservationists, materials specialists, landscape architects, interior designers, cost estimators and zoning specialists. At Lord Aeck Sargent, our goal is to create places that have a restorative, positive impact on their inhabitants and reduce the negative impact of construction on the environment.

Our firm has multiple, overlapping practice areas. We frequently collaborate across a variety of areas of expertise in order to arrive at solutions that are holistic and integrated.



Urban Design & Planning

With a focus on the design of walkable, livable urban communities, we approach the built environment of each community as a “collage” of its unique people, politics and place. We believe in the principles of good urbanism – diversity, connectivity, sustainability. We are known for our strengths in public involvement, graphic communication and implementation strategies.

Our portfolio includes urban mixed-use development, downtown master plans, streetscape design and implementation, and urban public space. Our services range from master planning and programming to design, construction administration and program management.

The design staff at LAS represents a broad range of experiences in planning, design, and construction. Our staff includes registered architects, urban planners, landscape architects, materials specialists, land planners, cost estimators and zoning specialists.

Our plans have resulted in thousands of new housing units, first-class schools and institutions, hundreds of acres of new parks and open space, miles of streetscape and dozens of memorable places. Our experience in fostering good communications helps our clients develop projects that “fit” and that are well integrated into the larger community.

Services Include:

- Buildings & Sites
- Streets & Parks
- Campuses & Schools
- Neighborhoods & Districts
- Corridors & Centers
- Cities & Towns

Landscape Architecture

As one of the Southeast’s premier Urban Design, Architecture and Landscape Architecture firms, Lord Aeck Sargent specializes in public space design, mobility planning, facility planning, historic preservation, placemaking and community engagement. At LAS, we understand and design outdoor spaces that complement their surrounding buildings, and vice-versa.

Our communities are shaped by both the architectural quality of their buildings as well as the shared public spaces between those buildings. As part of our holistic practice for the built environment, Lord Aeck Sargent provides expertise in the design and function of dynamic open spaces, complete streets, and urban amenities. This expertise is applied across a broad range of scales and settings from multi-faceted public plazas to outdoor learning environments.



Services Include:

- Urban Parks & Plazas
- Streetscapes
- Pedestrian Amenities
- Campus Open Spaces
- Greenways, Multi-Use Trails, & Bikeways
- Sports & Recreation Complexes
- Green Infrastructure
- Project & Program Management & Implementation
- Strategic Planning & Master Planning
- Construction Documentation & Management
- Community Engagement



Housing & Mixed Use

The Housing & Mixed-Use practice area is very active in providing creative solutions for new, innovative urban residential buildings, as well as converting obsolete buildings to new uses.

Our projects are often complex and may involve a combination of new construction, adaptive use, historic preservation and mixed-use programs. We provide creative solutions for land-use, planning, residential, and mixed-use architecture as well as zoning and entitlement services.

Our areas of expertise are in the design and planning of residential units, multifamily buildings and vertically integrated mixed-use developments. We are experienced in the technical aspects of residential and mixed-use construction – from low-rise to high-rise.



To every project, we bring an understanding of the fundamentals of urban design, including assistance with planning for neighborhood development and projects that encompass multi-acre sites, strong design concepts and an attention to detail that is critical to the success of mixed-use projects. We often work in tandem with our Urban Design & Planning practice area.

Services Include:

- Land Use
- Planning
- Residential Architecture
- Mixed-Use Architecture
- Zoning Services
- Entitlement Services

Historic Preservation

We believe that a successful design solution for the restoration, rehabilitation or preservation of a historic structure is respectful of and inspired by the unique history, design, materials and craft of each building. Our adaptations to historic structures strive to add a meaningful new layer to the rich history of each building. We approach each project with a focus on thoroughly understanding the historic resource as well as the goals of those who own, maintain and use it. We believe that by doing so, we can achieve well-considered solutions that are respectful of the historic structure and position it well for continued use.

Our work includes many of our region’s most significant structures, including numerous National Historic Landmarks and a multitude of National Register listed resources. We serve both public and private sector clients and our projects range from the creative rehabilitation of campus buildings to the faithful restoration of interpreted historic sites.

We believe that a successful design solution for the restoration, rehabilitation or preservation of a historic structure is respectful of and inspired by the unique history, design, materials and craft of each building. Our adaptations to historic structures strive to add a meaningful new layer to the rich history of each building. We approach each project with a focus on thoroughly understanding the historic resource as well as the goals of those who own, maintain and use it. We believe that by doing so, we can achieve well-considered solutions that are respectful of the historic structure and position it well for continued use.

With more than 12 preservation professionals, Lord Aeck Sargent offers a breadth of experience and a variety of expertise that includes individuals with focused expertise ranging from special knowledge of historic materials, to measured drawing documentation to support quality construction documentation, building assessment and costing of specialized preservation projects.

Our design philosophy embraces both cultural and environmental sustainability. The durability of materials and design, thermal mass, siting, shading and passive ventilation features of many historic buildings present significant opportunities for sustainable design solutions that work in harmony with the historic structure. We are committed to advantageously using these features, so that the symbols of our past can become an integral part of a sustainable future.





Stan Harvey, FAICP
Principal
Credentials

- Master of City Planning, Georgia Institute of Technology, 1994
- Master of Architecture, Georgia Institute of Technology, 1994
- Bachelor of Science, Architecture, University of Michigan, 1991
- Fellow, American Institute of Certified Planners

Affiliations

- Member, American Planning Association
- Member, Downtown Lexington Corporation
- Former Board Member, Neighbors of Montclair, Downtown Lexington Management District
- Kentucky Chapter / APA Treasurer, 2009-2014
- Georgia Planning Association, Vice President of Chapter Services, 2006-2007

Awards

- Outstanding Plan, APA-KY, 2012, 2016
- KY ASLA Merit Award, 2011, 2013
- Affordable Housing Developer of the Year, Columbia (SC) Housing Authority, 2009
- ASLA Professional Award, Atlanta BeltLine, 2007
- Outstanding Plan, APA-GA, 2004, 2005, 2006

Stan directs the Urban Design & Planning practice and the regional office in Lexington. He has over twenty years of experience, building upon both his background in architecture and city planning and his work for the City of Atlanta in the years preceding the 1996 Olympics.

Stan has served on numerous firm projects, including campus/precinct studies, downtown plans, neighborhood plans and transportation/land use studies. His specialty is conceptualization of planning processes, facilitating community participation, directing facility and infrastructure programs, and developing implementation strategies.

Project Experience

Durham Downtown and Neighborhood Plan
 Durham, NC

West End Choice Neighborhood Plan
 Cincinnati, OH

Louisville Central Rail Corridor Plan
 Louisville, KY

GrowSmart Plan
 Lexington, KY

Cherokee Triangle & Bonnycastle Neighborhoods Plan
 Louisville, KY

Armstrong Mill Road West Neighborhood Small Area Plan
 Lexington, KY

Cameron Village Vicinity Plan and Hillsborough Street Study Area
 Raleigh, NC

Cardinal Valley Small Area Plan and Oxford Circle Redevelopment Feasibility Study
 Lexington, KY

Envision Napier & Sudekum Choice Neighborhood Initiative
 Nashville, TN

Five Points Area Master Plan
 Knoxville, TN

Church Hill North
 Richmond, VA

East End Neighborhood Plan
 Lexington, KY

BeltLine TAD Redevelopment Plan
 Atlanta, GA

Belmont Neighborhood Plan
 Charlotte, NC



Soumi Basu AICP
Senior Urban Designer

Credentials

- Master of Community Planning, University of Cincinnati, 2008
- Bachelor of Architecture, Maharaja Sayajirao University, Vadodara, Gujarat, India, 2004
- American Institute of Certified Planners, 2015

Affiliations

- Michigan Chapter of the American Planning Association, Member
- American Planning Association, Member
- Council of Architecture (India), Member

Awards

- Bluegrass Tomorrow's Young Professional's Vision Award, 2012
- KYALSA Professional Merit Award, BCTC Newtown Pike Campus Master Plan, 2011
- Member of the Winning Team in the International Seminar and Studio Competition in Urban Design, arranged by Universidade Positivo in Curitiba, Brazil, 2007
- American Planning Association, Kentucky Chapter, Special Merit Award for Outstanding Plan, Rupp Arena, Arts & Entertainment District Task Force, 2012
- American Planning Association, Kentucky Chapter, Outstanding Small Area Plan, Cardinal Valley Small Area Plan and Oxford Circle Redevelopment Feasibility Study, 2016

Soumi, a Senior Urban Designer in the Urban Design & Planning practice area of Lord Aeck Sargent, has a strong background in urban design, physical planning and architecture, with expertise in computer graphics and illustrations, GIS analysis, and community workshops coordination and facilitation. She has managed and supported various urban design efforts, including neighborhood and community master plans. Her key areas of expertise has been neighborhood revitalization and affordable housing efforts.

Project Experience

West End Choice Neighborhood Initiative

Cincinnati, OH

Cardinal Valley Small Area Plan and Oxford Circle Redevelopment Feasibility Study

Lexington, KY

Envision Napier & Sudekum Choice Neighborhood Initiative

Nashville, TN

Durham Downtown Neighborhood Plan

Durham, NC

Armstrong Mill Road West Neighborhood Small Area Plan

Lexington, KY

Cameron Village Vicinity Plan and Hillsborough Street Study Area

Raleigh, NC

GrowSmart Plan

Lexington, KY

West Fresno CAN Choice Neighborhood Initiative

Fresno, CA

Chattanooga Housing Authority Affordable Housing Study

Chattanooga, TN

East Washington Choice Neighborhood Initiative

Suffolk, VA

Five Points Area Master Plan

Knoxville, TN

Planning and Environmental Services for Germantown / Shelby Park Brownfields Area

Louisville, KY

Glen Lennox Visioning!

Chapel Hill, NC



Supriya Kelkar
LEED AP ND
Urban Designer

Supriya has a background in both Architecture and Urban Design, allowing for a broad focus in all aspects of the built environment and urban context. With experience in both St. Louis metro region and Lexington, she has worked on neighborhood redevelopment plans, community masterplans, historic preservation, and site yield studies. Her graphic rendering skills contributes to the design development and production for various projects.

Project Experience

Cherokee Triangle & Bonnycastle Neighborhoods Plan
Louisville, KY

West Fresno CAN Choice Neighborhood Initiative
Fresno, CA

Historic Resource Survey
Grantville, GA

Louisville Metro District 21 Historic Survey
Louisville, KY

Shelby Park Neighborhood: Historic Building Survey & National Register Nomination
Louisville, KY

Town Branch Commons
Lexington, KY

GrowSmart Plan
Lexington, KY

Credentials

- Registered Architect with the Council of Architecture, India
- Master of Urban Design Washington University in St. Louis, 2017
- Bachelor of Architecture, Nagpur University, India, 2015

Affiliations

- Indian Green Building Council AP
- American Planning Association - Kentucky Chapter, Member
- APA KY - Public Outreach Committee Member
- U.S. Green Building Council, Member
- Recipient of the JUST Fund Scholarship for Living Futures Conference 2020

Awards

- Undergraduate Thesis Selected in India's top 50. NIASA



Jordan Sebastian
ASLA, PLA
Landscape Architect

Credentials

- Professional Landscape Architect: KY [936], VA (002216)
- Master of Landscape Architecture
University of Michigan, 2012
- Bachelor of Science, Landscape Architecture, University of Kentucky, 2010

Affiliations

- American Society of Landscape Architects
- KY Chapter ASLA
Executive Committee:
Past President

Awards

- Town Branch Water Walk, American Planning Association, Kentucky Chapter, Outstanding Use of Technology: Civic Engagement, 2016
- American Society of Landscape Architects Merit Award, 2010

Jordan is a landscape architect project manager with a background in community planning, non-motorized trail systems, urban design and landscape architecture. His professional experience includes a wide range of project types, including but not limited to: detailed site plans, master planned communities, athletic complex design, streetscape design, historic preservation, and private and public amenity spaces.

Jordan has experience in all phases of the design and construction process, from concept and schematic design, through construction administration.

Project Experience

Lextran Property - Loudon Avenue Development Plan
Lexington, KY

Residences at South Hill
Lexington, KY

Town Branch Commons Program Manager
Lexington, KY

Town Branch Water Walk
Lexington, KY

Tulsa Cosmopolitan
Tulsa, OK

Winburn Small Area Plan
Lexington, KY

The Brix at Midtown
Grand Rapids, MI

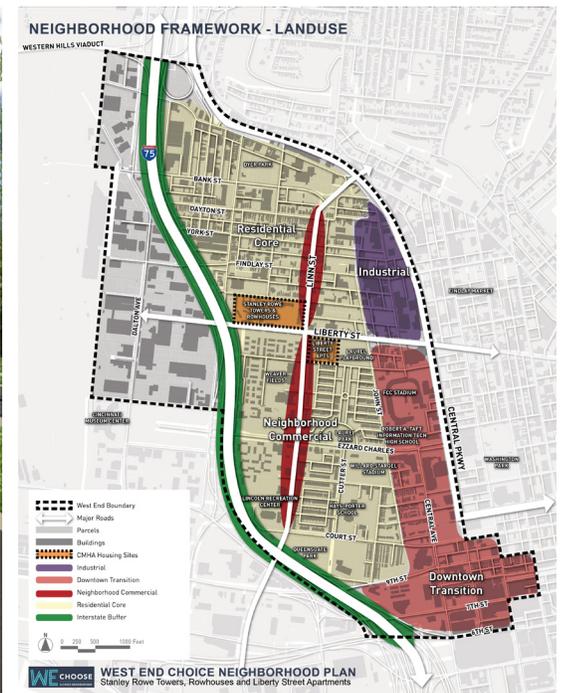
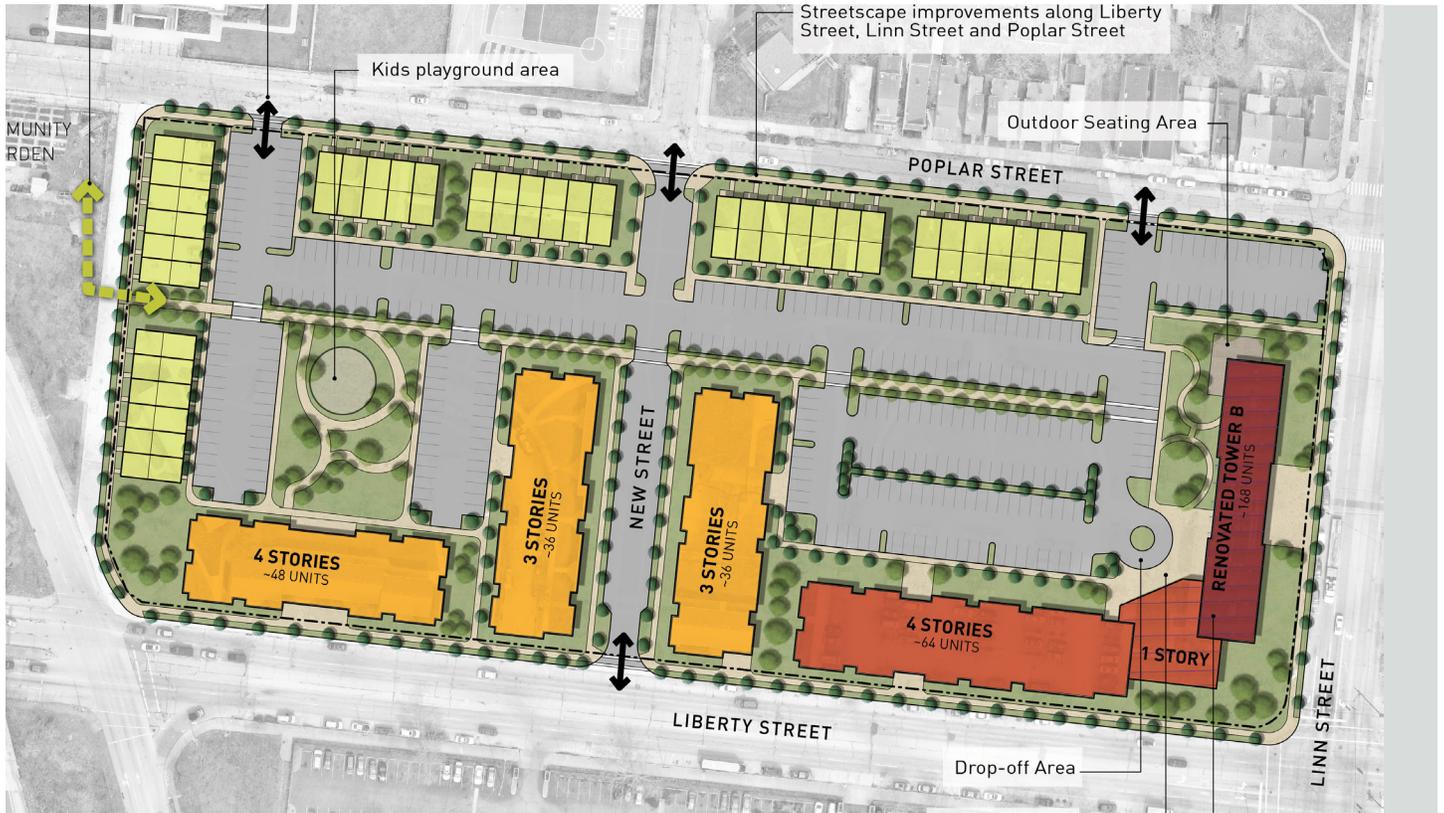
Maxwell Place, Maintenance Plan and Accessibility Study
Lexington, KY

Turner Commons Development Plan
Lexington, KY

West End Choice Neighborhoods Initiative

Cincinnati Metropolitan Housing Authority | Cincinnati, OH

Lord Aeck Sargent was selected by the Cincinnati Metropolitan Housing Authority (CMHA) to help create a housing development strategy and neighborhood improvement plan in Cincinnati's historic West End. The Choice Neighborhood Initiative was a partnership with the City of Cincinnati, the Community Building Institute and local partners. Just west of downtown and surrounding the new FC Cincinnati Stadium, the plan includes a diverse mix of mixed income housing to fit within the historic context. It contemplates reinvigoration of the community business corridor along Linn Street and reconnecting across I-75 and linking cultural attractions including Music Hall and the Museum Center.





Cardinal Valley & Oxford Circle Neighborhood Small Area Plan

Lexington Fayette Urban County Government | Lexington, KY

The Cardinal Valley and Oxford Circle Neighborhood Small Area Plan defines the existing conditions and provides a framework to improve existing neighborhood centers that are accessible by walking, bicycling, and transit. This will include revitalization of existing residential and commercial uses; increased access to quality food and to transportation; appropriate adaptive re-use and redevelopment efforts; affordable and market-rate housing; appropriate design; identification of historic resources and similar special interests of the area. The Cardinal Valley and Oxford Circle Neighborhood Small Area Plan defines the existing conditions and provides a framework to improve existing neighborhood centers that are accessible by walking, bicycling, and transit. This will include revitalization of existing residential and commercial uses; increased access to quality food and to transportation; appropriate adaptive re-use and redevelopment efforts; affordable and market-rate housing; appropriate design; identification of historic resources and similar special interests of the area.





OPEN SPACE NETWORK

NEIGHBORHOOD CONSERVATION

OXFORD CIRCLE REDEVELOPMENT

VERSAILLES ROAD CORRIDOR IMPROVEMENTS

ALEXANDRIA DRIVE INTERNATIONAL DISTRICT

NEW CIRCLE RD

OLD FRANKFORT PIKE

Preston's Springs Park

Valley Park

Cardinal Valley Elementary School

Lexington Public Library Village Branch

Cardinal Hill Rehabilitation Hospital

Pine Meadows Park

Wolf Run Park

PINE MEADOW NEIGHBORHOOD

NEWCASTLE ST

MANDALAY RD

SUTTON PL

RUGBY RD

LONDONBERRY DR

SAVOY RD

DUNKIRK DR

BRITTANY LN

WOLF RUN CREEK

VAUGHN'S BRANCH

DORSET DR

DEAUVILLE DR

CAMBRIDGE DR

OXFORD CIRCLE

WESTGATE DR

GARRETT AVE

DEVONPORT DR

VILL DR

TERRACE VIEW DR

HILL VI

FAIR OAKS DR

PORT ROYAL DR

MASON HEADLEY RD

PIPES DR

MARYWICK VIEW LN

Cherokee Triangle - Bonnycastle Neighborhoods Plan

Louisville Metro | Louisville, KY

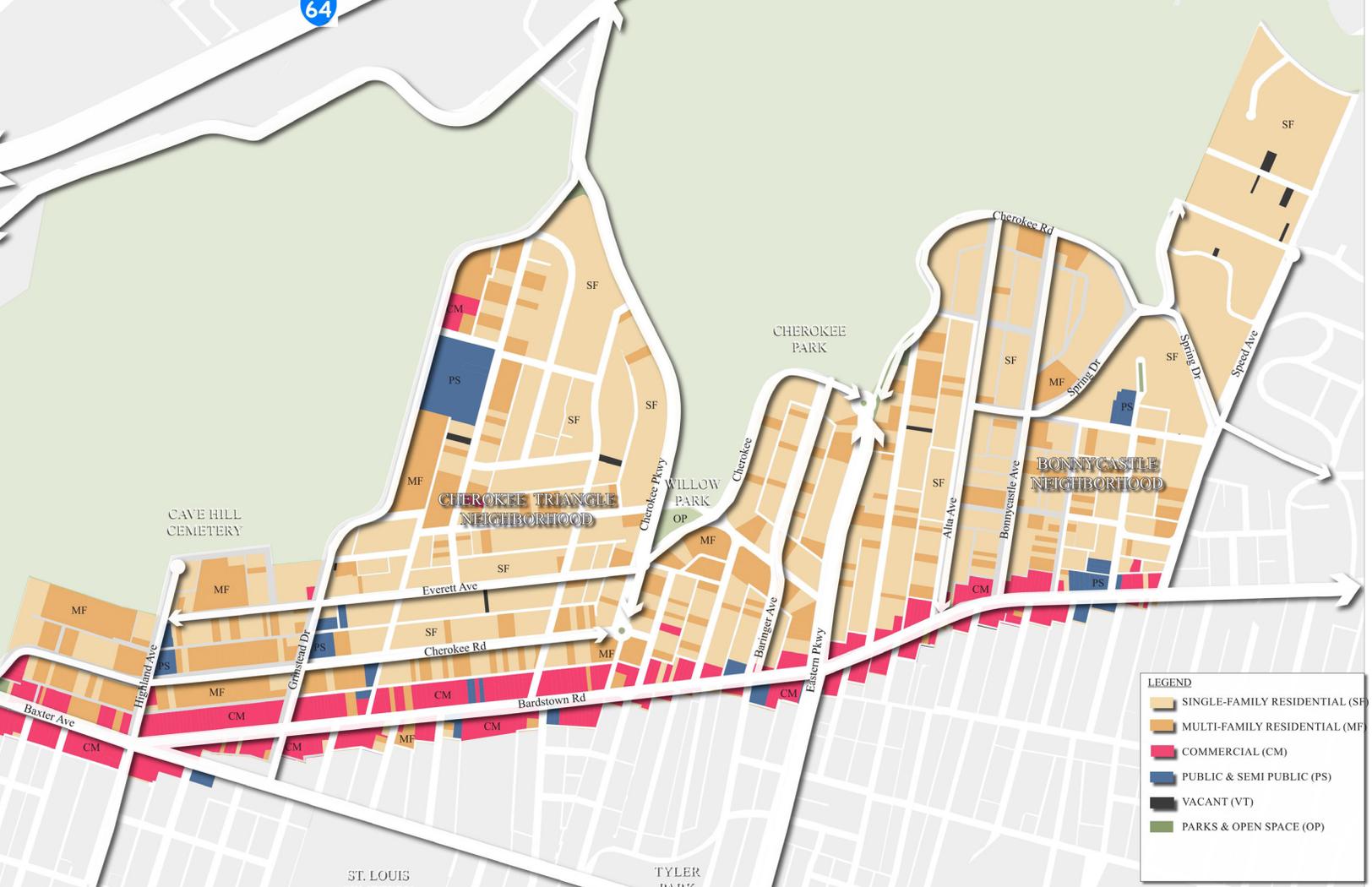
Known for their mix of architectural styles, the historic neighborhoods of Cherokee Triangle and Bonnycastle have maintained their identities over decades. Their proximity to Cherokee Park, part of Frederick Law Olmsted's visionary park system, and the adjacent commercial corridor along Bardstown Road and Baxter Avenue make them some of the most desirable neighborhoods in Louisville. The Cherokee Triangle and Bonnycastle Neighborhoods Plan encourages growth while addressing:

Density that is sensitive to existing context and scale, focusing on "missing middle" housing types;

- The role of existing regulatory requirements and their impact on redevelopment opportunities
- The Bardstown Road corridor's relationship to both neighborhoods and how it can foster a cooperative connection between commercial and residential land uses
- Opportunities to improve safe pedestrian access to parks and throughout the neighborhoods.

The Neighborhoods Plan is grounded in an understanding of these unique contexts, with a focus on historic preservation, walkability, sustainability, diversity, and inclusion. This Plan is the result of community engagement and a shared vision for the future of these two historic neighborhoods.



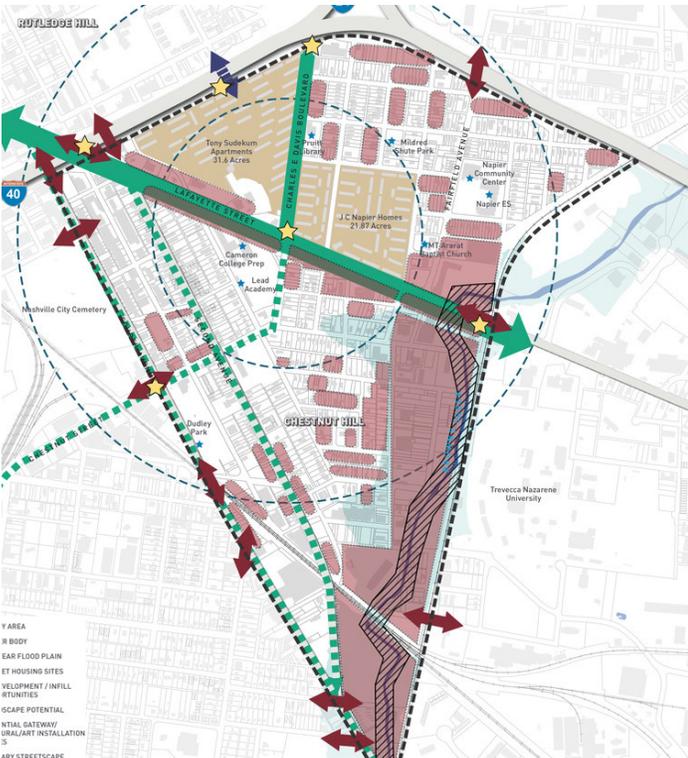


Envision Napier-Sudekum

Metropolitan Development and Housing Agency | Nashville, TN

The Metropolitan Development and Housing Agency (MDHA) and Martha O'Bryan Center received a \$500,000 Choice Neighborhoods Planning Grant from the U.S. Department of Housing and Urban Development (HUD) in July 2016, for the revitalization of J.C. Napier Place Homes and Tony Sudekum Apartments, and its surrounding neighborhood. The community driven process of developing a redevelopment plan focused on improvement strategies for neighborhood, housing, people and education. As part of the Design Team,

Lord Aeck Sargent was engaged to work with the community residents and stakeholders to envision and develop a neighborhood revitalization framework and on-site redevelopment plan for new housing and open space.





40

CARROLL STREET

GREEN STREET

CHARLES DEWITT BOULEVARD

1-LEVEL PARKING TRAY

1-LEVEL PARKING TRAY

Public Library

The Hub

CLAIRBORNE STREET

FAIN STREET

MAURY STREET

Mildred Shute Minipark

CANNON STREET

LAFAYETTE STREET

Church of the Messiah

Gateway Plaza

ROBERTSON STREET

Cameron College Prep

1ST AVENUE S

PERKINS STREET

DHA Downtown and Neighborhood Plan

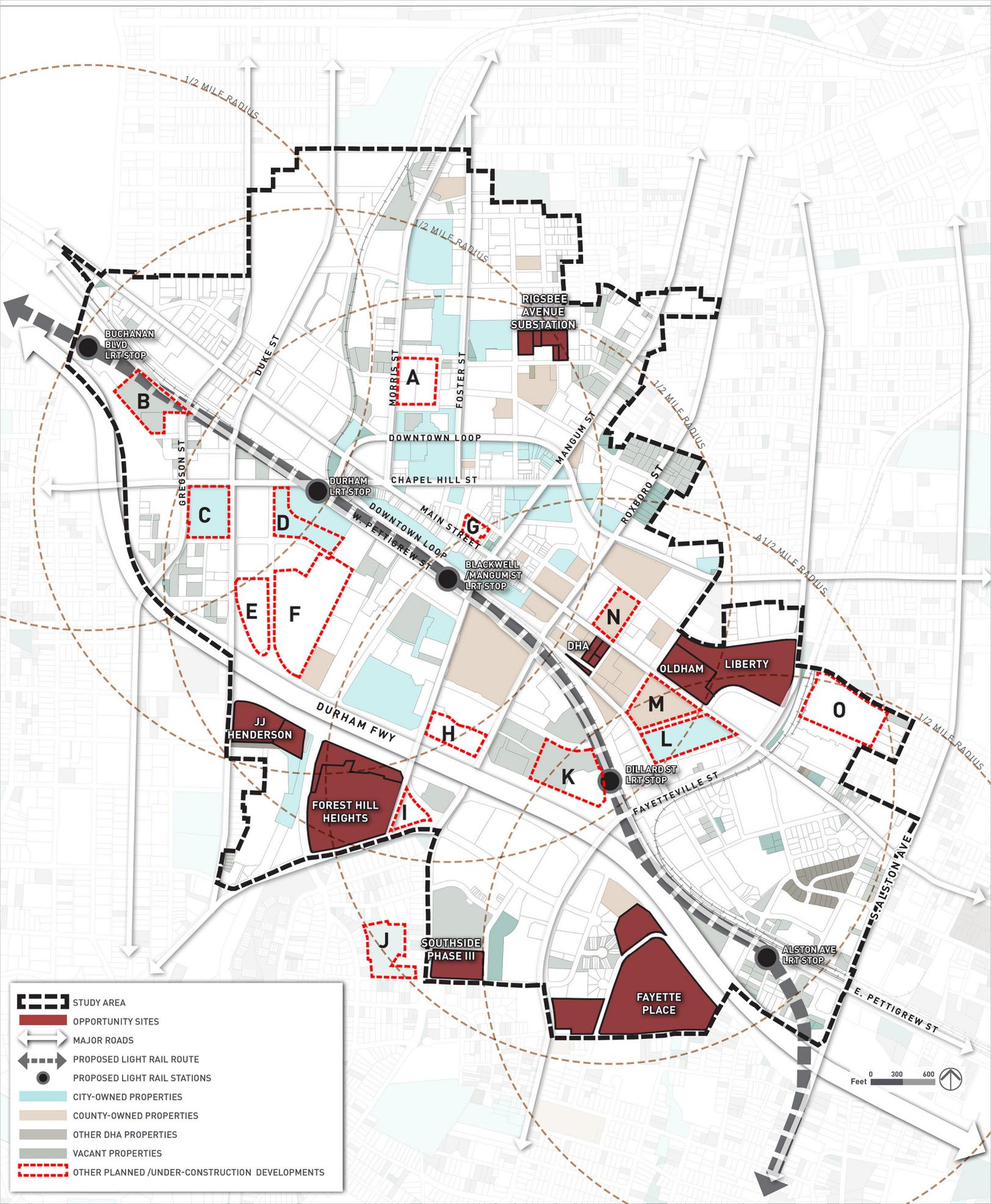
Durham Housing Authority | Durham, NC

The Durham Housing Authority (DHA) Downtown and Neighborhood Plan (DDNP), a partnership between DHA, the City of Durham and Durham County, was initiated to create a development framework for the nearly 60 acres of publicly owned land in downtown Durham, which would also serve as a ten-year roadmap for the redevelopment of the downtown DHA properties.

As part of the Planning Team, Lord Aeck Sargent was engaged to explore the 7 publicly-owned sites through community/stakeholder engagement and architectural/site and urban design options. The engagement plan involved collaborating very closely with the current public housing residents, neighborhood residents, and community stakeholders. The goal of the plan was to better integrate the public housing residents into the rest of the growing downtown population by preserving the existing affordable units and adding new affordable housing to meet the deficit, and unsubsidized housing to create vibrant mixed use communities with diverse housing options, open space network, new retail, office and multi-use spaces, enhancing the quality of life of downtown Durham.

As part of the implementation strategies DHA has already procured two developer teams to initiate redevelopment of two of their opportunity sites. In November 2019, the City of Durham voters approved a \$95M Affordable Housing Bond, \$60M of which will support DDNP. In 2022, DDNP was awarded HUD's \$40m Choice Neighborhood Implementation Grant to implement the Plan.





- STUDY AREA
- OPPORTUNITY SITES
- MAJOR ROADS
- PROPOSED LIGHT RAIL ROUTE
- PROPOSED LIGHT RAIL STATIONS
- CITY-OWNED PROPERTIES
- COUNTY-OWNED PROPERTIES
- OTHER DHA PROPERTIES
- VACANT PROPERTIES
- OTHER PLANNED /UNDER-CONSTRUCTION DEVELOPMENTS

DEVELOPMENT OPPORTUNITIES

DHA DOWNTOWN & NEIGHBORHOOD PLANNING

NEIGHBORHOOD/COMMUNITY PLANNING

Projects incorporate a comprehensive approach to neighborhood revitalization by addressing issues of land use, zoning, housing, economic development, public improvements and open space with a focus on realistic implementation strategies including costs, funding, partnerships and development priorities. The firm has been a part of more than seventy neighborhood plans, ten successful HOPE VI programs representing an investment by HUD of over \$242 million, and has been involved in thirteen Choice Neighborhood (CN) efforts including an instrumental role in the Atlanta Housing Authority's successful \$30 million CN implementation grant. In addition to our planning and grant support, our team of architects has designed and constructed numerous low-income housing tax credit (LIHTC) projects, senior housing rehab, and new mixed-income developments.

NEIGHBORHOOD REVITALIZATION

Armstrong Mill Road West Neighborhood

Small Area Plan

Lexington, KY

Belmont Area Revitalization Plan

Charlotte, NC

Blackwell HOPE VI Physical Revitalization Plan

Richmond, VA

Bushtown Master Plan

Chattanooga, TN

Butler-Auburn CRP Update

Atlanta, GA

Cameron Village Vicinity Plan and Hillsborough Street Study Area

Raleigh, NC

Capitol Gateway Master Plan

Atlanta, GA

Cardinal Valley Small Area Plan and

Oxford Circle Redevelopment Feasibility Study

Lexington, KY

Chattanooga Housing Authority

Affordable Housing Study

Chattanooga, TN

Church Hill North Model Housing Block

Richmond, VA

East End Neighborhood Plan

Lexington, KY

East Rome Revitalization Plan

Rome, GA

English Avenue Redevelopment Plan

Atlanta, GA

Envision Napier & Sudekum Choice Neighborhood Initiative

Nashville, TN

Fayetteville Village Green (LCI)

Fayetteville, GA

Five Points Master Plan

Knoxville, TN

Glen Lennox Visioning

Chapel Hill, NC

Grady Homes Master Plan

Atlanta, GA

Hendley Homes/ Rosewood Hills Master Plan

Columbia, SC

Jesse Jackson Hope VI

Greenville, SC

Laney-Walker Physical Revitalization Plan

Augusta, GA

Lexington Housing Study

Lexington, KY

Lexington Infill Redevelopment Planning

Lexington, KY

McDaniel Glenn HOPE VI

Atlanta, GA

Mechanicsville CRP Update

Atlanta, GA

Midtown Kingsport: The Model City CNI Plan

Kingsport, TN

M.L. King District Comprehensive Housing Plan

Chattanooga, TN

Nicholtown Master Plan

Greenville, SC

Oxford Circle Redevelopment Feasibility Study

Lexington, KY

CHOICE NEIGHBORHOODS PLANNING

Three Mile Trace

Mobile Housing Board, AL

East Savannah Gateway

Housing Authority of Savannah, GA

East Central

Columbia Housing Authority, SC

Southeast Central

Durham Housing Authority, NC

Midtown Kingsport: The Model City CNI Plan

Kingsport Housing and Redevelopment Authority, TN

University Homes

Housing Authority of the City of Atlanta, GA

Southside Neighborhood / Hillcrest Community

Wilmington Housing Authority, NC

Spartanburg Northside

Spartanburg Housing Authority / City of Spartanburg, SC

East Washington Neighborhood

Suffolk Redevelopment & Housing Authority, VA

Center City Wilson

Wilson Housing Authority, NC

Envision Napier Sudekum

MDHA, Nashville, TN

West End CNI

Cincinnati Metropolitan Housing Authority, Cincinnati, OH

California Avenue Neighborhood CNI

EJP Consultants and Fresno Housing Authority, Fresno, CA

NEIGHBORHOOD REVITALIZATION

Sparkman Homes Revitalization Plan

Huntsville Housing Authority, Huntsville, AL

Five Points Area Master Plan

Knoxville's Community Development Corporation, TN

Livable Neighborhoods Initiative

Little Rock / N. Little Rock (AR) Consortium, AR

Church Hill North

Richmond Redevelopment & Housing Authority, VA

DHA Downtown and Neighborhood Plan

Durham Housing Authority, Durham NC

West Broad Redevelopment Plan

Athens Housing Redevelopment, Inc., Athens, GA

HOPE VI / REVITALIZATION MASTER PLANNING

East Rome Revitalization / Altview Terrace HOPE VI

Northwest Georgia Housing Authority, Rome, GA

Center City Wilson / Whitfield Homes HOPE VI

Wilson Housing Authority, NC

Smith Homes Master Plan

Greensboro Housing Authority, NC

Gonzales Gardens Master Plan

Columbia Housing Authority, SC

Gallery Place (Woodworth Homes) HOPE VI

Spartanburg Housing Authority, SC

Old Wilmington Road Revitalization / Campbell Terrace / Delona Gardens HOPE VI

The Communities Group Intl / Fayetteville (NC) Metro Housing Authority

Auburn Pointe (Grady Homes) HOPE VI

Housing Authority of the City of Atlanta, GA

Rosewood Hills (Hendley Homes) HOPE VI

Columbia Housing Authority, SC

Nicholtown Master Plan / Jesse Jackson Townhomes HOPE VI

Housing Authority of the City of Greenville, SC

Southport Station, The Ridge, Page Lake Master Plans

Spartanburg Housing Authority, SC

Mechanicsville Redevelopment Plan / McDaniel-Glenn HOPE VI

Housing Authority of the City of Atlanta, GA

Capitol Gateway (Capitol Homes) HOPE VI

The Integral Group, GA

CAPITAL FUND RECOVERY COMPETITION

Booker Homes

Little Rock Housing Authority, AR

Forrest Road Homes

Wilson Housing Authority, NC

Schooner Cove Scattered-Site

Chesapeake Redevelopment & Housing Authority, VA

REAL ESTATE PORTFOLIO PLANNING

Asheville Affordable Housing Study for High Impact Sites

City of Asheville, NC

El Paso Housing Portfolio Analysis

Housing Authority of the City of El Paso, TX

Property Viability and Sustainability Assessment

Quadel Consulting / Housing Authority of Savannah, GA

Durham Downtown Sites Planning

Durham Housing Authority, Durham, NC