

Louisville Metro Council City Agency Request

- **Neighborhood Development Fund (NDF)**
- Capital Infrastructure Fund (CIF)**
- Municipal Aid Program (MAP)**
- Paving Fund (PAV)**


Primary Sponsor: James Peden

Amount: \$36,800 **Date:** May 4, 2017

Description of program/project including public purpose, additional funding sources, location of project/program and any external grantee(s):
 Funding will be used to pay for expenses sill remaining from the development Highview Neighborhood Plan and Highview Planned Development District. Funds will also be used for implementaion of reccomendations found in the Highview Neighborhood Plan.

City Agency: Develop Louisville/Office of Advanced Planning
Contact Person: Ken Baker
Agency Phone: 574-5822

I have reviewed this request for an expenditure of city tax dollars, and have determined the funds will be used for a public purpose and have the attached documentation from the receiving department concerning the project/expenditure.

23  \$36,800 5-4-17
 District # Council Member Signature Amount Date

Approved by: _____
 Appropriations Committee Chairman Date

Clerk's Office & OMB Use Only:

Request Amount: _____ Amended Amount: _____
 Reference #: _____ To OMB: _____
 Budget Revision #: _____
 Account #: _____
 To Project Manager: _____ Completion Date: _____
 Actual Cost: _____ Funds Returned: _____

Department/Project: _____

Additional Signatures

I have reviewed this request for an expenditure of city tax dollars, and have determined the funds will be used for a public purpose.

Council Member Signature and Amount

District 1	_____	\$ _____
District 2	_____	\$ _____
District 3	_____	\$ _____
District 4	_____	\$ _____
District 5	_____	\$ _____
District 6	_____	\$ _____
District 7	_____	\$ _____
District 8	_____	\$ _____
District 9	_____	\$ _____
District 10	_____	\$ _____
District 11	_____	\$ _____
District 12	_____	\$ _____
District 13	_____	\$ _____
District 14	_____	\$ _____
District 15	_____	\$ _____
District 16	_____	\$ _____
District 17	_____	\$ _____
District 18	_____	\$ _____
District 19	_____	\$ _____
District 20	_____	\$ _____
District 21	_____	\$ _____
District 22	_____	\$ _____
District 23	_____	\$ _____
District 24	_____	\$ _____
District 25	_____	\$ _____
District 26	_____	\$ _____

NDF, CIF, MAP OR PAV INTERAGENCY CHECKLIST

Interagency Name: Develop Louisville/Office of Advanced Planning	
Program/Project Name: Implementation of Highview Neighborhood Plan	
	Yes/No/NA
Request Form: Is the Request Signed by all Council Member(s) Appropriating Funding?	Yes <input type="checkbox"/>
Request Form: If matching funds are to be used, are they disclosed with account numbers in the request form description?	NA <input type="checkbox"/>
Request Form: If matching funds are to be used, does the amount of the request exclude the matching fund amount?	NA <input type="checkbox"/>
Request Form: If other funds are to be used for this project, are they disclosed with account numbers in the request form description?	NA <input type="checkbox"/>
Funding Source: If CIF is being requested, does Metro Louisville own/will own the real estate, building or equipment? If not, the funding source is probably NDF.	NA <input type="checkbox"/>
Funding Source: If CIF is being requested, does the project have a useful life of more than one year? If not, the funding source is probably NDF.	NA <input type="checkbox"/>
Ordinance Required: Is the NDF request to a Metro Agency greater than \$5,000? If so, an ordinance is required.	Yes <input type="checkbox"/>
Ordinance Required: Is the request a transfer from NDF to cost center? If so, is the amount given for the fiscal year \$25,000 or less?	NA <input type="checkbox"/>
Supporting Documentation: Does the attachment include a valid estimate and description of cost?	Yes <input type="checkbox"/>

Submitted by: _____ John Torsky _____

Date: _____ 5-4-17 _____

Torsky, John N

From: Baker, Kendal
Sent: Wednesday, May 3, 2017 5:01 PM
To: Torsky, John N; King, Michael M
Cc: Milliken, Gretchen P; Peden, James; Robinson, Justin A; Probus, Kelly
Subject: RE: Highview Plan Funding

John,

We think this is great that CM Peden is funding what is actually implementation pieces from the Highview Plan. Advanced Planning/Develop Louisville will accept the funds. I know the original intent was that this would be an amendment to the original contract with Gresham Smith and Partners for the Highview Plan. I didn't realize the amount was \$36K. I have copied Justin Robinson here so he is aware, and can possibly advise on any issues for amending the contract for that amount.

For the record, our plates are extremely full with a multitude of complex projects (Comp Plan 2040; Russell Choice; Dixie Tiger/BRT; California Neighborhood Plan, etc.), so please understand these projects will be added to this already abundant list of projects. Mike King and I will continue to oversee Highview projects, but we are hoping to hire a new urban planner very soon and that planner may become the point person on these projects.

Thanks so much.
Ken

Kendal R. Baker, AICP
Planning Manager, Advanced Planning
Develop Louisville
LOUISVILLE FORWARD
Metro Development Center
444 S. Fifth Street, Suite 600
Louisville, KY 40202-4313
502-574-5822
Email: kendal.baker@louisvilleky.gov

www.louisvilleky.gov/developlouisville



OFFICE OF
**ADVANCED
PLANNING**
A Division of Develop Louisville

From: Torsky, John N
Sent: Wednesday, May 3, 2017 12:49 PM

To: Baker, Kendal; King, Michael M
Subject: RE: Highview Plan Funding

We'd like to get this introduced so it can be on new business next Thursday. I need to get the CAO to draft up an ordinance and submit it to the clerk by Monday. To do that I need an email from one of you saying the department will accept the funds.

Thanks guys,
John

From: Torsky, John N
Sent: Wednesday, May 3, 2017 10:05 AM
To: Baker, Kendal; King, Michael M
Subject: Highview Plan Funding

Mr. Baker and Mr. King,

Councilman Peden would like to continue with funding on recommendations from the Highview Neighborhood plan. The funds can go through Develop Louisville as we did for previous aspects of it using the NDF process. He'd like the funds used in the following ways:

\$4000 overage from previous project
\$5100 LU3, LU4, LU13 revise form districts, industrial down zoning
\$12000 LU5 Market study for town center...phase 1
\$2800 LU10 create neighborhood plan group
\$5900 C300 create design principles for commercial and multifamily. (Implementation and P&Z passage next year)
\$7000 CF5 Streetscape standards
TOTAL \$36,800

The attached document provides details on how the funds will be used for each item. Please respond and acknowledge Develop Louisville/Office of Advanced Planning's willingness to accept these funds for the above stated uses.

Thank you,
John Torsky

*John Torsky
Legislative Assistant
District 23 Metro Councilman James Peden*

502-574-1123 - Office
502-574-3468 - Direct
502-574-4501 - Fax



GRESHAM
SMITH AND
PARTNERS

RESPONSE TO REQUEST FOR CONTRACT AMENDMENTS
COST PROPOSAL

Highview Neighborhood

3/3/2017



Councilman James Peden
Metro Council District 23
601 W. Jefferson
Louisville, KY 40202

**Subject: Cost Proposal
Highview Neighborhood Plan Implementation
Louisville, Kentucky**

Dear Councilman Peden:

The Gresham, Smith and Partners Team (GS&P) is pleased to present this cost proposal for professional services relating to implementation of the Highview Neighborhood Plan. This proposal is based on our understanding of the services requested from our in-person meeting.

We have broken down this cost proposal into a series of tasks related to implementation of the Highview Neighborhood Plan. While we have outlined general processes, we recognize that every planning process is unique, requiring collaboration and an on-going dialog between you, Louisville Metro, associated agencies and the community to ensure the outcomes fully meet your expectations.

To that end, this cost proposal has attempted to identify efficient but thorough scopes of work for each of the requested tasks. We would anticipate that combining multiple tasks as outlined in the end of this document, will result in further scope efficiencies and have impacts that likely result in reduced fees.

The tasks outlined below correspond to the order found in the Implementation Plan. That said, we would recommend LU10 - establishment of a neighborhood planning and implementation group, be the first step in this process.

Highview Neighborhood Plan - Implementation

LU3 Revise Suburban Workplace Form District Boundary and limit future industrial uses to that district

LU4 Replace Suburban Marketplace Corridor Form District with Neighborhood Form District

This recommendation requires Louisville Metro to serve as the applicant and take it through the Form District Amendment process. GS&P would work with the Councilman, his staff and the newly established Neighborhood Planning & Implementation Group (see LU5, below) to initiate the process and shepherd it through to adoption. This task would include attendance at one Planning Committee meeting, one LD&T meeting, one Planning Commission Public Hearing, and one Metro Council Zoning Committee meeting (if requested).

Compensation: \$5,100.00

HIGHVIEW // COST PROPOSAL

Exclusions from Scope of Work

The following services are not included in this Scope of Work: legal services, renderings, application and review fees.

LU5 Conduct a Market Study for the Town Center, Neighborhood Activity Centers/Nodes & large vacant or underutilized properties

The GS&P team would conduct a market study for the Highview Town Center, activity centers, and large vacant/underutilized properties through a two-step process. The first phase of the study would be a preliminary pre-development analysis for a commercial corridor in the Highview neighborhood that utilizes the recently completed neighborhood plan to identify market and parcel re-development opportunities that merit serious consideration. A market scan and real estate analysis will be performed and a preliminary development program outlined drafted to be vetted by neighborhood leadership. The consulting team and neighborhood leadership will identify potential development directions that will be further studied for inclusion into a 3-5 year development program to be established as Phase 2 in the pre-development process.

Phase I

- Identify commercial corridor market shed (primary-secondary, geography, demographics, socio-economic profile, growth trends, etc.)
- Inventory Properties, Existing Land Uses
- Prepare preliminary market report and potential development concepts
- Review with leadership and identify potential development feasibility program

Phase II

- Retail and Mixed-Use Market Analysis – spending patterns, gap analysis, retail opportunities, housing and other commercial market potential
- Property – strategy for short and long term inclusion in development program
- 3-year development program – preliminary Sources & Uses Budget
- Key Steps and Schedule
- Implementation Strategy

Compensation: Phase 1: \$12,000;

Phase 2: \$25,000 - \$30,000 (TBD at completion of phase 1 with Client)

Exclusions from Scope of Work

The following services are not included in this Scope of Work: construction plans, construction administration, application and review fees.

HIGHVIEW // COST PROPOSAL

LU9 Develop a Highview Greenway Master Plan

Phase One: Initiation

Project Kickoff Meeting – The GS&P team will conduct a project initiation meeting with District 23 staff and the Neighborhood Planning & Implementation Group to clarify the project scope, goals and schedule. We will provide a preliminary master plan table of contents, including anticipated maps, figures, and illustrations for discussion.

Phase One Deliverables:

- Kickoff meeting minutes
- Final scope, schedule and public participation plan
- Monthly status reports to accompany invoices
- Technical Memo #1 – Project goals and objective

Phase Two: General Inventory and Assessment

Information gathered as part of the neighborhood plan process will be reviewed and where necessary expanded upon. GS&P will, through public engagement strategies, obtain current views and perspectives concerning greenways and recreational facilities in the area as a part of the inventory and analysis phase of the project. The Inventory and Assessment, combined with community input, will provide the framework for all decisions regarding a proposed greenway system.

Land Use – The team will identify area trip origins and destinations including neighborhoods, schools, places of employment, economic centers, cultural/historic sites, recreation centers and other community facilities. General assessments will be made on the potential impact of these origins/destinations to a future greenway network.

Existing Circulation Network – The team will evaluate the area's existing bicycle and pedestrian circulation network as well as transit service to the area. The evaluation will be based on LOJIC data as well as information gathered as part of the recent Pedestrian and Bicycle Summits. GS&P will also focus on existing Right-of-Ways for potential greenway opportunities.

Historic/Cultural/Natural Resources Inventory and Assessment – This assessment will begin with a bird's eye view of the entire project area. As part of this work, we will complete a literature review and make full use of existing resources to avoid duplicating work that has already been done. As part of this first step, the team will also contact state and federal agencies to obtain critical resource information. The team will produce resource overview maps of the entire project area to demonstrate key natural, historic and cultural resources. All of this information will be used to identify key or critical areas of interest. We will also consult area stakeholders to identify sites or areas of local interest that may not be available at federal, state and local repositories.

Phase Two Deliverables:

- GIS Base Maps and Databases of Existing Conditions
- Opportunities and Constraints Map
- Tech Memo #2: Existing Conditions

HIGHVIEW // COST PROPOSAL

Phase Three: Draft Master Plan

Route Layout Conceptual Design Alternatives – Equipped with the above mentioned inventory, analysis and input from the stakeholder/focus groups, the consultant team will prepare up to three route layout conceptual design alternatives for the Highview greenway network. The conceptual design alternatives will include preliminary locations for signage, trailheads, access points, connections to neighborhoods, connections to other area recreational amenities and additional focal points for the greenway.

Phase Three Deliverables

- Greenways System Conceptual Alternatives Map(s)
- Technical Memo # 3: Priority Projects

Phase Four: Final Master Plan

The Highview Greenway Master Plan will be summarized as a color rendered map along with a written Master Plan Report with supporting text, maps, graphics and diagrams to convey the complete greenway system concept. The plan will identify key features including access points and destination connections. The Master Plan document shall include an executive summary along with a detailed account of the planning process. The plan will include information and summaries relating to each of the activities performed in the development of the greenway project, including all inventory and analysis data, stakeholder and public meetings, design issues, conceptual design alternatives, and design standards. The Master Plan document will include recommendations from each phase of the project development process, rationale for the recommended plan solutions as well as priorities and sequencing for implementing the plan. An appendix will incorporate supporting documentation for the plan, such as detailed Inventory and Assessment results and Public Meeting minutes.

Priority Project Description Sheets

Project description sheets will be provided for up to 5 priority projects identified in the planning process. These descriptions will be set up to be used as elements for future funding applications with maps, supporting graphics and text for each project.

Recommended Phasing

The team will provide a recommendation for phasing the implementation of the system's development. Each phase will be selected to target anticipated funding availability and build support for future phases. The plan will be based on input from project stakeholders. It will include a map showing the recommended trail plan and trailhead locations along with notes or colors identifying the recommended sequence of implementation.

Priority Project Costs

A preliminary cost estimate for the greenway will be prepared for the Priority Projects in conjunction with the Master Plan document. The cost estimate will be divided into phases as determined by the project team after completion of the greenway alignment and design.

Design Standards

Design standards will be included as a part of the Master Plan document. The design standards will provide details for future development of this trail and connecting trails which reach out into the community. Design standards will include typical cross sections, typical dimensions, and supporting narrative discussion including access, management requirements, and maintenance considerations for trails. This material will be maintained as a working document over the course of the project and incorporated into

HIGHVIEW // COST PROPOSAL

the final Master Plan. These trail recommendations will be based on accepted trail design parameters for trails for a wide-range of user types and will serve as a guide for evaluating potential trail alignment segments. The guidelines will include context-sensitive design concepts specific to Louisville.

Funding Resources

We will provide a section of the plan that identifies potential public and private funding sources, including state and federal transportation, recreation, health and environmental funding.

Operations and Management

The plan will include an Operations and Management strategy for the Highview greenway network. This O&M plan will address safety and security of trail users; a maintenance plan for all built facilities and infrastructure; stewardship plans for natural and cultural resources and landscapes; and a program for enlisting the support of volunteers. We will work with District 23 and Metro Parks staff to define staffing and local government resource needs for the Highview Greenway system. This will include defining specific maintenance and management tasks, assigning responsibility for those tasks, and determining appropriate costs and budgets, along with equipment needs for the work tasks.

Phase Four Deliverables

- Color-rendered master plan map and a reproducible digital image in PDF format
- Supporting cross sections, elevations and perspective renderings, reports, and maps in digital PDF format
- Ten printed copies of the Final Greenway Master Plan narrative document
- Copies of all inventory databases (digital and printed)
- Cost opinion for the build-out of the master plan improvements
- Priority projects description pages and phasing plan

Public Involvement Process

Public involvement is a critical component to the success of the master plan and will occur throughout the planning process. The process should provide a wide range of involvement techniques that will encourage participation and input from a cross section of stakeholders.

Compensation: \$48,600.00

Exclusions from Scope of Work

The following services are not included in this Scope of Work: traffic studies, environmental studies, design services (beyond conceptual design recommendations), construction plans, additional renderings.

LU10 Establish a Highview Neighborhood Planning & Implementation Group to preserve and promote the intent of this plan

GS&P will work with CM Peden's office to identify the makeup of this group, assist in developing an organizational structure and operating system, and facilitate the group's inaugural meeting.

Compensation: \$2,800.00

Exclusions from Scope of Work

The following services are not included in this Scope of Work: legal services, renderings, design services.

HIGHVIEW // COST PROPOSAL

LU11 Develop a Master Plan for Highview Park

GS&P would work with District 23, Metro Parks and Central Government Center staff to prepare a Master Plan for Highview Park. This effort would involve the following Scope of Services:

Project Initiation

GS&P will conduct a project initiation meeting with District 23 staff, Metro Parks and Central Government Center staff. This meeting would consist of a half-day workshop, preferably at the park, and would be used to address the following:

- Refine project goals and program objectives
- Refine the project schedule and critical milestones
- Review available client provided mapping/documentation
- Outline the public involvement process and schedule
- Determine potential partners, including use of a technical advisory group
- Identify important stakeholders
- Discuss existing operations/organization, services and programs
- Discuss security and safety issues
- Finalize deliverable products and format

We will provide a preliminary master plan table of contents, including anticipated maps, figures and illustrations for discussion.

Deliverables:

- Preliminary project goals and program objectives
- Project schedule and milestones

Inventory and Assessment

GS&P will prepare a site inventory and assessment to determine the condition and functionality of the existing park facilities as well as identify any physical or operational constraints associated with the site. The inventory will include information relating to natural resources, cultural features, existing infrastructure and facilities, current services and programs, current park usage, vehicular and pedestrian traffic patterns, and security and safety issues. The inventory and assessment will provide the framework for all decisions regarding implementation and management of the master plan. GS&P will conduct a neighborhood meeting to present the inventory and analysis information and initiate dialog on preliminary program ideas.

Stakeholder Interviews

GS&P will conduct a half day of interviews with the key stakeholders to create local partnerships and determine important program elements. Stakeholders would include community groups, recreational user groups, and public agencies with review and approval responsibilities for future park improvements. GS&P will also meet individually with Louisville Metro Parks and Public Facilities staff to discuss possible physical improvements for Highview Park.

User Survey

GS&P will prepare a user survey for Highview Park and will conduct the survey using an on-line service (i.e., Survey Monkey) to tabulate and summarize the results.

HIGHVIEW // COST PROPOSAL

Programming

GS&P will develop a preliminary program list based on information gathered from the community meeting, stakeholder interviews and user survey. The program list will include recreational programming needs as well as physical improvements to meet unmet or under served recreational needs.

Project Web Site

All meeting minutes, interim reports, and planning documents would be provided to Metro Parks for uploading onto a project web site to keep the broader community informed of the project's progress and important upcoming events.

Deliverables:

- Technical Memorandum summarizing inventory and assessment findings with accompanying maps, photographs, and other appropriate graphics.
- Historic/Cultural Assessment written report
- Environmental Assessment written report
- Site analysis map
- Summary report for up to (3) stakeholder interview sessions
- Preliminary program list
- Pdf copies of all project deliverables for posting onto Metro Parks web site

Master Plan

Alternatives Development

Based on a Client approved preliminary program list, GS&P will prepare up to 3 alternative plan concepts reflecting options for proposed physical improvements including locations for facilities identified through the programming process. The site analysis, final program, and stakeholder/public input will serve as the basis for the alternatives development to ensure that the unique characteristics of the site are considered along with the physical requirements of the improvements. GS&P will attend a second neighborhood meeting to present the alternatives to the public for review and comment.

Draft Master Plan

Based on a Client approved preferred alternative, GS&P will prepare a conceptual master plan in the form of a rendered site plan, using mapping and data provided by LOJIC. The conceptual master plan will show the type, quantity, and general location of all new and proposed physical improvements for the park including the Government Center, athletic fields, parking, passive recreational play areas, playgrounds, picnic shelters, restroom/concession facilities, storage facilities, and walking/jogging trails.

Preliminary Opinion of Probable Cost – GS&P will develop a preliminary opinion of probable cost for build out of all master plan features based on the draft master plan in a shopping list format.

GS&P will attend a third neighborhood meeting to present the Draft Master Plan to the public for review and comment. We will prepare renderings and illustrations to visually convey the plan elements.

Final Master Plan

GS&P will prepare a final master plan for Highview Park following feedback from the third public meeting. The plan will be summarized as a color-rendered map for the entire project area with more detailed plans of key activity areas. A written master plan report shall be prepared and will include an executive summary and a detailed account of the planning process, the design issues and rationale for the recommended plan solutions, design guidelines as well as priorities and sequencing for implementing the plan. An appendix

HIGHVIEW // COST PROPOSAL

will incorporate supporting documentation for the plan, such as detailed inventory and assessment results, public meeting minutes and the opinion of probable cost.

Deliverables:

- Up to (3) alternative concept plans, each conveyed in graphic 24" x 36" graphic format
- Draft Master Plan, consisting of presentation boards for the public meeting and (1) digital
- Copy of the draft text for review by Metro Parks and Lyndon Recreation
- Preliminary Opinion of Probable Cost
- (5) hard copies of the Final Master Plan and (1) digital copy suitable for uploading on the Metro Parks web site

Compensation: \$35,000.00

Exclusions from Scope of Work

The following services are not included in this Scope of Work: rock soundings, geotechnical studies, traffic studies, road improvement plans, architectural design services (beyond conceptual design recommendations), mechanical/electrical/plumbing engineering, permitting documents or submittals, bidding and negotiating, construction plans, construction administration, application and review fees.

LU12 Develop a network of Community Spaces

(would be done as part of the Greenway/Open Space Master Plan)

LU13 Outer Loop Industrial Down-Zoning

See scope of work for LU3 above. It is assumed that this Form District change request would take place concurrently with LU3 so would be included as part of that fee.

CF3 Incorporate Design Principles for New Development/Redevelopment of Multi-Family Residential

The Highview Neighborhood Plan recommended the development of detailed design guidelines for all new or redeveloped multi-family residential development to ensure a high-quality of multi-family development in Highview. GS&P will develop multi-family residential/mixed use design guidelines to be considered for incorporation into the Highview Neighborhood Plan.

GS&P will work with District 23 and the Neighborhood Planning & Implementation Group to develop a set of draft design guidelines. The design guidelines will include the following design elements:

- Scale (both height and mass)
- Orientation
- Character
- Materials
- Parking/Circulation
- Open Space
- Landscape

GS&P will hold one public meeting to present the draft guidelines and obtain feedback.

HIGHVIEW // COST PROPOSAL

Final Design Guidelines – GS&P will prepare a final set of design guidelines following feedback from the public meeting. The guidelines will be summarized as a written report with graphics to convey the design guideline. We will present the final guidelines to the Planning Commission, attending one LD&T and one Public Hearing for consideration in adopting the guidelines into the Neighborhood Plan.

Deliverables:

- Draft Design Guidelines in PowerPoint form for the public meeting and Planning Commission
- (5) hard copies of the Final Design Guidelines and (1) digital copy in PDF format

Compensation: \$13,900.00

Exclusions from Scope of Work

The following services are not included in this Scope of Work: additional architectural design, additional renderings, additional public meetings, construction plans.

CF4 Seek to Enhance Design Guidelines for Conservation Subdivisions Through Revising Enhanced Standards Citywide.

(Not sure more can be done immediately beyond what was addressed as part of the Development Code revisions – Should be addressed as part of Comprehensive Plan update process).

CF5 Incorporate Streetscape Design Standards for key corridors/ adopt Streetscape Master Plan

The Highview Neighborhood Plan called for key corridors within Highview to be enhanced through streetscape design standards developed as part of a Streetscape Master Plan. The design standards would be used to help create a unique character and sense of place along these corridors. The corridors identified in the plan for developing streetscape design standards were Downtown Highview (Fegenbush Lane, Outer Loop, and Beulah Church Road in the Town Center Form District), Fern Valley Road & Hurstbourne Parkway, and Outer Loop. Conceptual cross sections for each of these corridors were made part of the Neighborhood Plan.

GS&P will work with District 23 and the Highview Planning & Implementation Group to develop design standards as part of a Streetscape Master Plan. Final design standards will include:

- **Pedestrian Crossings:** Pedestrian crossings designed to maintain function and safety but with consideration of aesthetics through enhanced or decorative materials, such as pavers, stamped designs, etc.
- **Sidewalk Treatments:** Sidewalks large enough to accommodate all users and be wider in higher pedestrian areas, such as Downtown Highview. The sidewalk materials in Downtown should also include upgraded materials, such as pavers or brick edging.
- **Pedestrian, Transit, & Bicycle Amenities:** Streetscapes should include access for vehicles, bicycles and pedestrians. In addition, pedestrian amenities, such as benches or trash cans, should be incorporated where appropriate.
- **Landscaping:** Landscaping should be required along the identified corridors (and medians, if present) and may include street trees, tree grates, planters or other landscaping as appropriate.
- **Lighting:** Ornamental or decorative lighting should be used along the corridors identified. Light fixtures

HIGHVIEW // COST PROPOSAL

should be able to accommodate banners or other seasonal decorations.

- Signal Poles: Ornamental or decorative signal poles and arms should replace traditional signals.
- Wayfinding & Corridor Signs: Both vehicular and pedestrian-scaled signs should be incorporated into the streetscape. While signs must meet MUTCD standards, they should be enhanced with materials and colors on poles, bases, or other design elements.

The recommendations contained in the neighborhood plan provided a broad framework for the nature and magnitude of improvements within each corridor. The methodology for transforming these broadly defined concepts into fully implemented improvements can be described as a three-phase process—design development, construction documents, and construction administration.

Design Development

Design Development is the process by which the schematic design concepts are fully developed for each block face and intersection. The design development phase will include the following tasks:

Detailed Inventory and Survey of the Existing Conditions

Although the planning study included a general inventory of the corridor's existing conditions, a site-specific inventory is necessary in order to transform the conceptual design for these districts into a final design that can be constructed. The detailed inventory process will begin with a visual survey of each block face to identify:

- a. Existing utilities, including storm water inlets, manholes, fire hydrants, utility pole locations, pedestrian activated signals, signal control boxes, and street lights.
- b. Preliminary grading issues including curb ramps, road crowns, stoops/steps, unusual cross slopes (visibly flat or steep), etc.
- c. Number and width of existing curb cuts, curb ramps, pull in/ back out parking, location of on-street parking spaces, Right-of-Way widths, etc.
- d. Location and function of all ground mounted structures (signage, paper boxes, seating or other miscellaneous permanently affixed structures) within or near the right-of-way.

Based on the information gathered during the visual survey, GS&P will complete a topographic survey for strategic locations to supplement LOJIC data. The topographic survey will accurately locate affected utilities such as curb inlets that might need to be relocated, storm sewers that may need to be re-routed and surface elevations that are critical to maintaining positive drainage. It will also allow for a detailed calculation of construction quantities for estimating costs and ultimately preparing bid documents.

Fully Developed Schematic Design

Based on the inventory and survey information, a schematic design will be prepared to show the extent and configuration of the proposed improvements. The schematic design will demonstrate where sidewalks and pavement would be improved or replaced, the location and configuration of the proposed bump outs, which on-street parking spaces will be removed, and the location of proposed street furnishings (benches, trash receptacles, and pedestrian lighting). A final determination as to the type and pattern of the proposed pavers and crosswalk treatments will also be determined at this time.

Review with Agencies

GS&P will review the schematic design with KYTC, Public Works and utility providers to ensure that the design meets current standards and policies, and to identify and resolve any potential conflicts.

HIGHVIEW // COST PROPOSAL

Review with Affected Property Owners

GS&P will hold a meeting for each of the three major corridor sections to review with affected property owners the fully developed schematic designs, so they can understand and comment on the potential impact the improvements will have to their homes or businesses. Concerns or alternative suggestions will be addressed and considered where feasible and appropriate.

Final Design Development Plans

Final design development plans will be formulated based on information received through feedback from the affected property owner meetings and agency reviews. The final design development plans will include preliminary quantities and opinion of probable costs for each discrete intersection or block face. This information will enable Louisville Metro to assess the anticipated cost of the project and prioritize improvements as necessary.

Compensation: \$43,000.00

Exclusions from Scope of Work

The following services are not included in this Scope of Work: rock soundings, geotechnical studies, traffic studies, construction plans, permitting documents or submittals, bidding and negotiating, construction administration, application and review fees.

M1 Study Fegenbush/Vaughn Mill intersection design to create a gateway and improve safety

Gresham, Smith & Partners will prepare a planning level study of the Fegenbush/Vaughn Mill intersection. This study will consist of a review of historic accident data to establish a sound rationale for needed intersection improvements. We will then identify and evaluate effective counter-measures to mitigate vehicular conflicts and improve pedestrian safety at the intersection and recommend a preferred design solution. GS&P will then prepare a preliminary cost estimate for the proposed improvements and develop a cost/benefit analysis to justify funding expenditures. We will also identify and prioritize potential funding sources for the intersection improvements and assist District 23 in pursuing potential funding options with the KYTC and KIPDA.

Compensation: \$5,500.00

Exclusions from Scope of Work

The following services are not included in this Scope of Work: traffic studies, road improvement plans, permitting documents or submittals, application and review fees.

Note that each of these projects were scoped and fees calculated as if done independently. There are anticipated cost savings if certain projects are undertaken simultaneously:

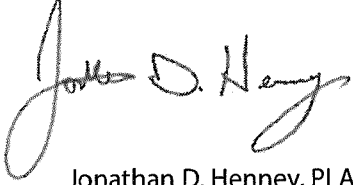
LU9 Greenway Master Plan and LU11 Parks Master Plan: \$75,000 (\$8,600 reduction)

CF5 Streetscape Master Plan and M1 Fegenbush Intersection Study: \$45,000 (\$3,500 reduction)

HIGHVIEW // COST PROPOSAL

The information provided in this proposal is intended as a resource for you to better understand the magnitude of effort necessary for each of the recommended implementation measures based on our understanding of the desired outcome. Hopefully, this will assist you and the Highview community in prioritizing improvements to achieve the vision laid out in the Neighborhood Plan. Please feel free to contact me with any questions you might have. We look forward to serving you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan D. Henney". The signature is fluid and cursive, with the first name being the most prominent.

Jonathan D. Henney, PLA, AICP
Principal
Gresham, Smith and Partners
502-627-8900



101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900

www.greshamsmith.com

Atlanta
Baton Rouge
Birmingham
Charlotte
Chipey
Cincinnati
Columbus
Dallas
Dubai
Ft. Lauderdale
Houston
Jackson
Jacksonville
Knoxville
Lexington
Louisville
Memphis
Miami
Nashville
Richmond
Shanghai
St. Louis
Tallahassee
Tampa