ATTACHMENT A
to the GRANT AWARD AGREEMENT between
Lexington-Fayette Urban County Government (LFUCG)
and 150 Northland Drive, LLC

GRANT PROGRAM **FY2017 Stormwater Quality Projects Incentive Grant Program**
Class B Infrastructure Project [FEASIBILITY ONLY Grant]

- Funded through the LFUCG Water Quality Management Fee
- Administered by the LFUCG Division of Water Quality in the Department of Environmental Quality

PROJECT TEAM AND CONTACT INFORMATION

Grantee Organization
150 Northland Drive, LLC
360 E. Vine Street, Suite 120
Lexington, KY 40507
KY Organization #: 0945872

Primary Project Contact:
Price H. Bell Jr.
859-554-1241 (phone)
price@frontierhighway.com (email)

Secondary Project Contact:
Wes Murry
859-554-1241
wes@frontierhighway.com

Project Manager:
Louis R. Johnson, PLA, ASLA
Gresham, Smith and Partners
859-514-6713
Louis_johnson@gspnet.com

Project Site Location(s) And Property Owner(s):
150 Northland Drive, LLC
150 & 151 Northland Drive (76 Units)
Lexington, KY 40507
Parcel #: 14091001

North Lexington Holdings II LLC
525 N. Limestone (4 Units)
Lexington, KY 40508
Parcel #: 10524200

North Lexington Holdings II LLC
912, 914, 916, & 918 N. Limestone
Lexington, KY 40505
Parcel #'s: 12253800, 12254200, 12254300, and 12254350

Design Consulting Firm:
Gresham, Smith and Partners
101 South Fifth Street, Suite 1400
Louisville, KY 40202
502-627-8924 (phone)
Louis R. Johnson, PLA, ASLA

PROJECT PLAN ELEMENTS

The goals of The North Lexington Multi-Family Feasibility Study project are to analyze Best Management Practice (BMP) alternatives, and develop costs at the locations shown in Figures 1 – Feasibility Study Properties as well as stormwater education to the community. The Feasibility Study document will be developed as a "Multi-family BMP Pattern Book." The project also incorporates an educational element. The work in this feasibility study will expand upon and add to the work completed in the 2012 "NoLi Sustainability Plan", which was funded by a Stormwater Quality Incentive Grant applied for and awarded to the North Limestone Neighborhood Association.

Project Elements include:

1) ***EVALUATE THE APPLICABILTIY OF THE FOLLOWING GENERAL STORMWATER BMPS AT VARIOUS LOCATIONS:***

a) BMP Candidates: project to address stormwater quality issues through development of best management practices (BMP) schematic design for six different multi-family properties which make up a total site area of just over 4 acres with 65% impervious land cover. These six properties include: the nearly 3 acre, 76 unit, Biscayne Apartment complex (150 Northland Drive), two duplexes (914/916 North Limestone), two triplexes (912/918 North Limestone) and a fourplex (525 North Limestone) all held by a private property ownership group led by Frontier Highway.

b) Multi-Family BMP Pattern Book: The Feasibility Study document will be developed as a Multi-Family BMP Pattern Book that will use each of the identified six properties as case studies. Each case study will showcase a variety of BMP solutions at multiple site scales using a variety of BMP typologies to address on-site stormwater quality issues including: Bioretention, pavement removal, native landscapes treatment, permeable paving, and other BMP alternatives. Each case study will include innovative graphic techniques that will inform detailed construction documents in later phases of work as well as operate as educational tools.

c) Educational: project to incorporate educational components including collaborations with the University of Kentucky and workshops pertaining to stormwater management.

2) ***FINAL FEASIBILITY REPORT***

The results of the Feasibility Study will be presented in a final report that will include:

a) A list of BMP's that are determined to be effective and suitable for installation at the properties listed on Page 1 under "Project Site Locations and Property Owner(s). They will be prioritized for implementation according to input from project collaborators, at a minimum.

b) A Stormwater BMP Master Plan of the 150 Northland Drive, LLC will show proposed BMP locations, the area draining to the BMP that will be treated, and its discharge location.

c) Design and construction cost estimates.

d) Special design and construction conditions such as necessary permit, etc.; and land acquisition costs.

e) The estimated pollutant removal effectiveness of the BMP.

f) Letter certifying all BMPs proposed for design are viable and feasible for the specific site and application.

3) ***EDUCATIONAL OPPORTUNITIES***

The education components of the grant should at a minimum include the following:

a) Feasibility Study Results: Availability of the Multi-Family BMP Pattern Book to LFUCG and the general public.

b) Stormwater Education Workshops –

- Alternative Lawns Workshop: public education on the importance and the intersection of native landscapes and BMP's. Additionally, there is to be public education on the individual qualities of the components within a BMP, especially plant materials, proper maintenance and the multiplicity of environmental, social and economic benefits of BMP's. Thoughtful and creative education will add long term

value through advocacy, creating a sense of ownership and pride in the work these landscapes are doing for our community.

As BMP's become more prevalent, BMP preference and understanding is a critical to the overall success of these projects, better understanding what types of BMP's the public likes best, visually and why that is the case, will play a role in their future design, maintenance and regulation.

- Owner & Resident Design Workshop: teams from landscape architects and civil engineers from Gresham, Smith and Partners (GS&P) to work with students from the University of Kentucky Department of Landscape Architecture (UKLA) to host a Owner & Resident Design Workshop that will include site tours, discussions with the ownership team and residents on their relationship to water, local water issues, and how BMP's can play a role In improving that relationship. This will lead to BMP selection and schematic design.

c) University of Kentucky Collaboration & Student Education: The team led by GS&P to also play a role in further educating UKLA students through the following tasks:

- GS&P to visit UKLA and Dr. Brian Lee's LA 355, "Watershed Characterization" course to discuss the relationship between specific site water quality issues and their relationship to broader watershed wide issues, using the six multi-family properties as a case study.

- GS&P to work with Dr. Chris Sass' LA 531, "Water in the Urbanizing Landscape" course. This collaboration will include on-site visits with students and property owners to discuss site specific stormwater issues and how to address those issues through creative design solutions.

REPORTING REQUIREMENTS

In addition to the reporting requirements outlined in the Grant Award Agreement, the following special items are noted for this project:

1) Permissions - The Organization shall provide written authorizations for private property access (including LFUCG Parks) to the LFUCG Grant Manager prior to work on any area for which they are required.

2) Grantor shall be provided a minimum of two hard copies of the Final Feasibility Report including the Multi-Family BMP Pattern Book along with digital copies of each.

ADDITIONAL GRANT STIPULATIONS

Note the following additional stipulations related to this project:

- Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 20.04% cost share offered in the application (Approximately $4,987.50).

EQUIPMENT

Any equipment purchased with the Grant shall remain the property of the Organization.

PERMANENT CAPITAL INFRASTRUCTURE

Does not apply to this grant. Attachment B is not required for this Agreement.

GRANT PERIOD & PROJECT SCHEDULE

The grant period starts on the date of execution by the Mayor and extends for the time period as listed in the Grant Award Agreement. Any time extensions must be approved in writing by the LFUCG Grant Manager. The project schedule shown in Table 1 is preliminary. Proposed changes to the project which alter this schedule significantly shall be discussed with the LFUCG Grant Manager prior to implementation.

TABLE 1 - PROJECT SCHEDULE

Activity	Anticipated Date(s)
Site Analysis & Research	March – April 2017
Schematic Design	April – May 2017
Design Development	May – June 2017
Pattern Book	March – July 2017
Owner Resident Workshop	April 2017
Alternative Lawns Workshop	June 2017
UK Course Visit	April 2017
UK Site Workshops	March – June 2017
Final Report Due	June 2018

PROJECT BUDGET – GRANT ELIGIBLE EXPENSES

Table 2 lists the Eligible Expenses for this project. Only properly invoiced items shall be reimbursed with grant monies or counted toward the Organization's cost share.

Any work performed on this project prior to grant award by Urban County Council and Notice to Proceed from the LFUCG Grant Administrator is not an eligible expense and shall not be reimbursed or counted toward the cost share with the following exception:

- None

The Grant budget is broken into the following components:

Feasibility Phase:	$ 19,950.00	Total Grant Amount
	$ 5,000.00	Proposed Cost Share to be provided
	$ 24,950.00	**Total Project Budget**

Additional detail is provided in Table 2.

TABLE 2 - PROJECT ELIGIBLE EXPENSES

	Activities	Unit Price		Quantity	Funded by Organization	Funded by Grant	Total Expense	*Total by Activity*
1	**Consulting Fees**							
2	**Pattern Book Development**							
3	Site Documentation & Existing Conditions Anaysis (6)	$ 5,000.00	LS	1			$ 5,000.00	
4	Context Research	$ 2,400.00	LS	1			$ 2,400.00	
5	Schematic Design	$ 6,500.00	LS	1			$ 6,500.00	
6	Design Development	$ 4,000.00	LS	1			$ 4,000.00	
7	Document Formatting	$ 3,000.00	LS	1			$ 3,000.00	
8	Document Deliverables	$ 500.00	LS	1			$ 500.00	
9	Alternative Lawns Workshop	$ 1,500.00	LS	1			$ 1,500.00	
10	UK Course Presentation	$ 650.00	LS	1			$ 650.00	
11	Resident Workshops	$ 800.00	LS	1			$ 800.00	
12				***Total Consulting Fees Expenses -->***	***$ 4,870.00***	***$ 19,480.00***		***$24,350.00***
13	**Residential Workshops**							
14	Food	$ 200.00	LS	1			$ 200.00	
15	Print Materials	$ 200.00	LS	1			$ 200.00	
16	Workshop Tools, Pens, Paper, etc.	$ -	LS	1			$ -	
17				***Total Residential Workshop Expenses -->***	***$ -***	***$ 400.00***		***$400.00***
18	**University of Kentucky Collaboration**							
19	Workshop Tools, Pens, Paper, etc.	$ 100.00	LS	1			$ 100.00	
20	LA 355 Presentation Materials & Leave Behinds	$ 100.00	LS	1			$ 100.00	
47				***Total Collaboration Expenses -->***	***$ 130.00***	***$ 70.00***		***$ 200.00***
48				***TOTAL PROJECT BUDGET:***	***$ 5,000.00***	***$ 19,950.00***		***$ 24,950.00***
49						GRANT SHARE		
50					ORGANIZATIO			
					20.0%	80.0%		

FIGURE 1 – FEASIBILITY STUDY PROPERTIES (FROM APPLICATION)

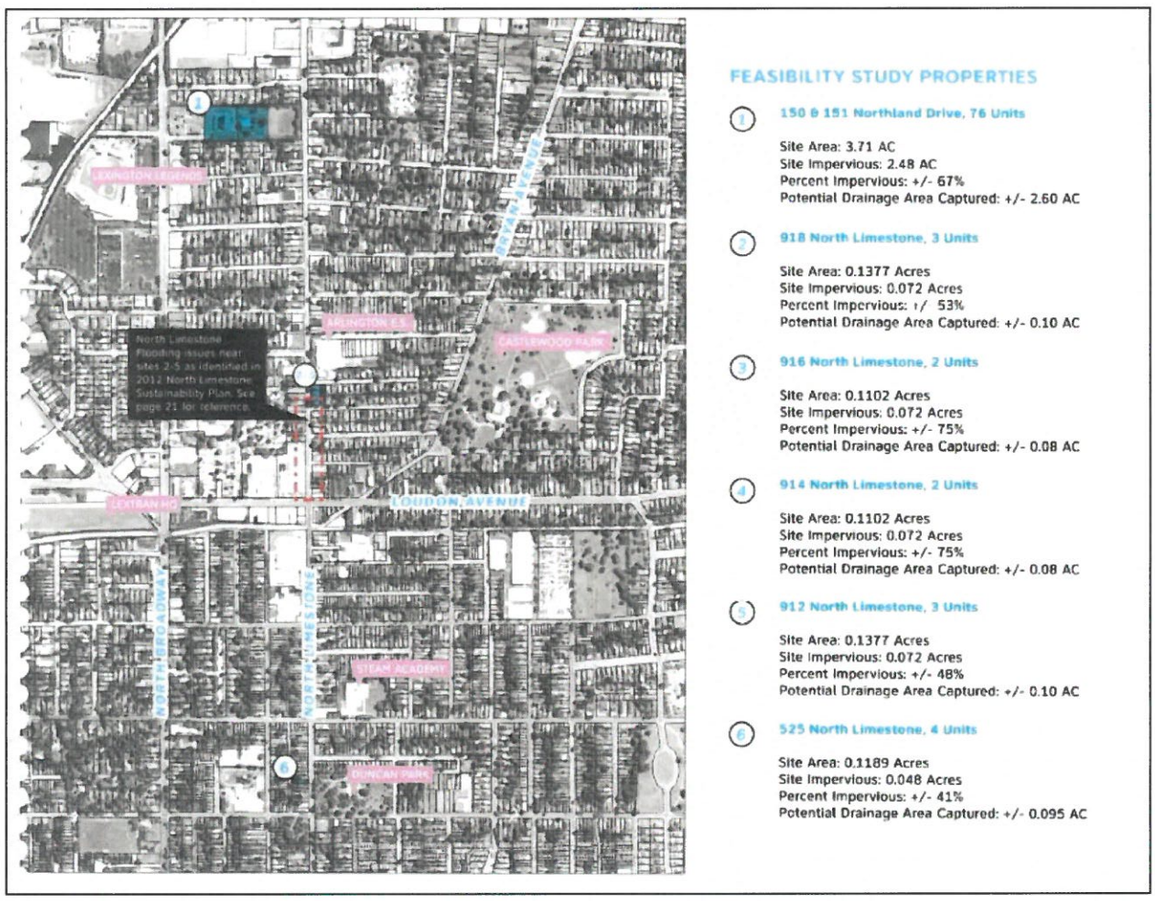

FIGURE 2 – PATERN BOOK SAMPLE – CURSORY IMPERVIOUS SURFACE ANALYSIS (FROM APPLICATION)

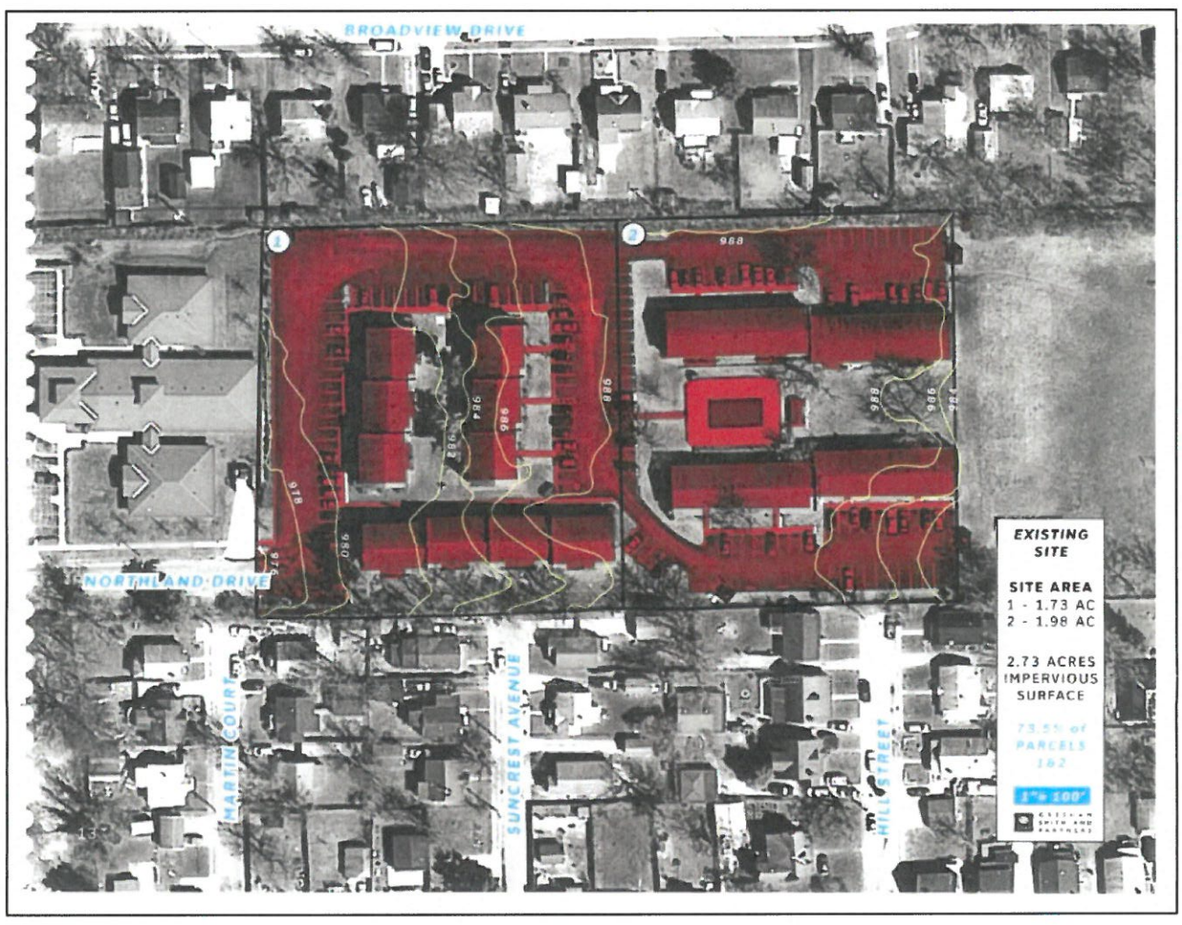

FIGURE 3 – PATERN BOOK SAMPLE – POTENTIAL BMP TYPES & LOCATION DIAGRAM (FROM APPLICATION)

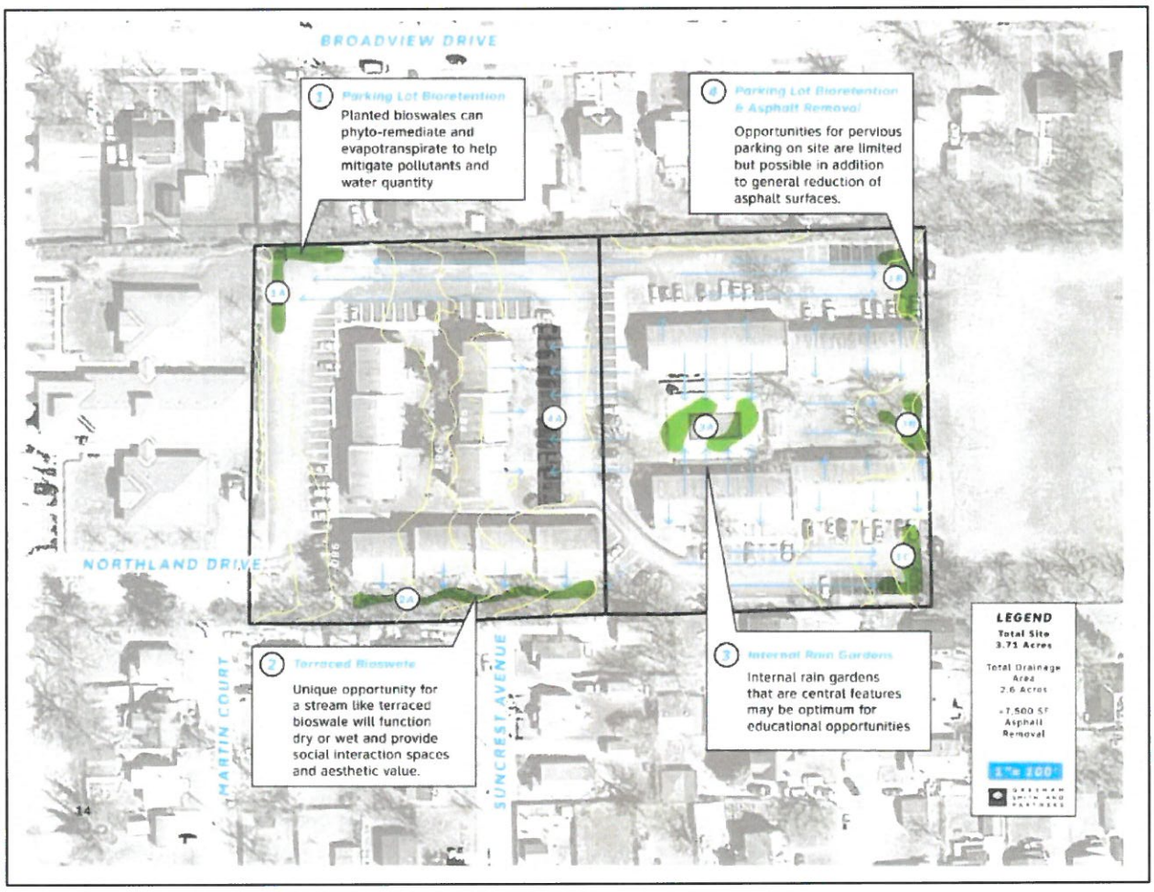

FIGURE 3 – PATERN BOOK SAMPLE – POTENTIAL DRAINAGE AREA DIAGRAM (FROM APPLICATION)