

**ATTACHMENT A to the GRANT AWARDED  
AGREEMENT between Lexington-Fayette Urban  
County Government (LFUCG) and Northyard, LLC.**

**GRANT PROGRAM FY2019 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** Northyard, LLC.

109 East Seventh Street  
Lexington, KY 40508 KY  
Organization #: 1007138



**Primary Project Contact:** Chad Needham

859-494-1883 (phone)  
Limehouseprop@gmail.com  
(email)

**Secondary Project Contact** Louis R. Johnson, PLA, ASLA (Landscape Architect)

**& Project Manager:** 502-627-8924 (phone)  
Louis.johnson@reshamsmith.com  
(email)

**Project Site Location(s) &** Northyard, LLC

**Property Owner(s):** 109 W. Loudon Ave.  
Lexington, KY 40508  
Parcel No: 94023560

**Design Professional:** Gresham Smith

333 W. Vine Street, Suite #1650 Lexington, KY 40507 859-469-5610 (phone)

**PROJECT PLAN ELEMENTS**

The goals of Northyard LLC Feasibility Study project is to evaluate a series of Best Management Practice (BMP)/land use alternatives focusing on stormwater management and water quality improvements including the development of preliminary costs for implementing the BMP's at 109 W. Loudon Avenue (a 2.5 – acre site).

Project Elements include:

***1) EVALUATE THE APPLICABILITY OF THE FOLLOWING GENERAL STORMWATER  
BMPS AT SITE LOCATIONS:***

a) BMP Candidates: for water quality and quantity control. Each development alternative will focus on stormwater management and water quality improvements in an effort to develop a series of design guidelines that other developers interested in redevelopment opportunities can use to ensure their designs and Investments reach their maximum potential. Additionally, the work in this Feasibility Study will expand upon the work completed in the 2012 "Noli Sustainability Plan", which was funded by a Stormwater Quality Incentive.

b) Urban Redevelopment BMP Pattern Book: The Feasibility Study document will be developed as an Urban Infill BMP Pattern Book that will use the 109 property as a case study for three (3) different land use alternatives: commercial, mixed-use, and residential. Each case study will demonstrate BMP solutions that are responsive to the specific land

uses using a variety of BMP typologies to address on-site stormwater quality issues. These BMPs will include: bioretention, green roof technology, pavement removal, native landscapes treatment, permeable paving, and many 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) Community Design Workshops (Public): Landscape architects, architects and civil engineers from Gresham, Smith and Partners (GS&P) to host two public workshops. The first will focus on BMP education as it relates to urban infill projects. The second workshop will include site tours, and discussions with the 109 Loudon ownership team. This workshop will give the public and local area stakeholders an opportunity to review and respond to design alternatives for the 109 site. BMP alternatives for three land use alternatives for the 109 site will be provided, allowing participants the opportunity to give feedback and learn about the systems being designed.
- d) University of Kentucky Design Seminar (Private): The team includes landscape architects, architects and civil engineers from Gresham, Smith will work hand in hand with Dr. Chris Sass on an interactive design project with the students in Dr. Sass' "Water in an Urbanizing Landscape" course. This seminar will take place over a number of days and give students the opportunity to work hand-in-hand with professionals using the 109 Loudon site as a test project. The students will work to learn about site analysis, stormwater management, site design and basic urban redevelopment economics. This is a unique opportunity for students to work on a project directly with professionals and will offer them hands-on, real world experiences as they work their way toward starting their careers.

## **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 Northyard, 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:

- Urban Infill BMP Pattern Book
- Two Community Design Workshops
- The University of Kentucky Design Seminar.

## **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 along with a digital copy.
- 3) All attachments to Request for Funds & Project Status Reports shall reference the associated line Table 2 – Eligible Expenses.

**ADDITIONAL GRANT STIPULATIONS**

Note the following additional stipulations related to this project:

- none

**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 shall 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**

<b>Activity</b>	<b>Anticipated Date(s)</b>
Purchase Order / Notice to Proceed	Feb 2019
Site Analysis & Research	February – August 2019
Draft Alternatives	September – October 2019
Final Site Alternatives	November – December 2019
Pattern Book	September 2019
Public Workshop #1	Sept 2019
Public Workshop #2	November 2019
Project Closeout/ Final Report Submitted to LFUCG	December 2019

**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

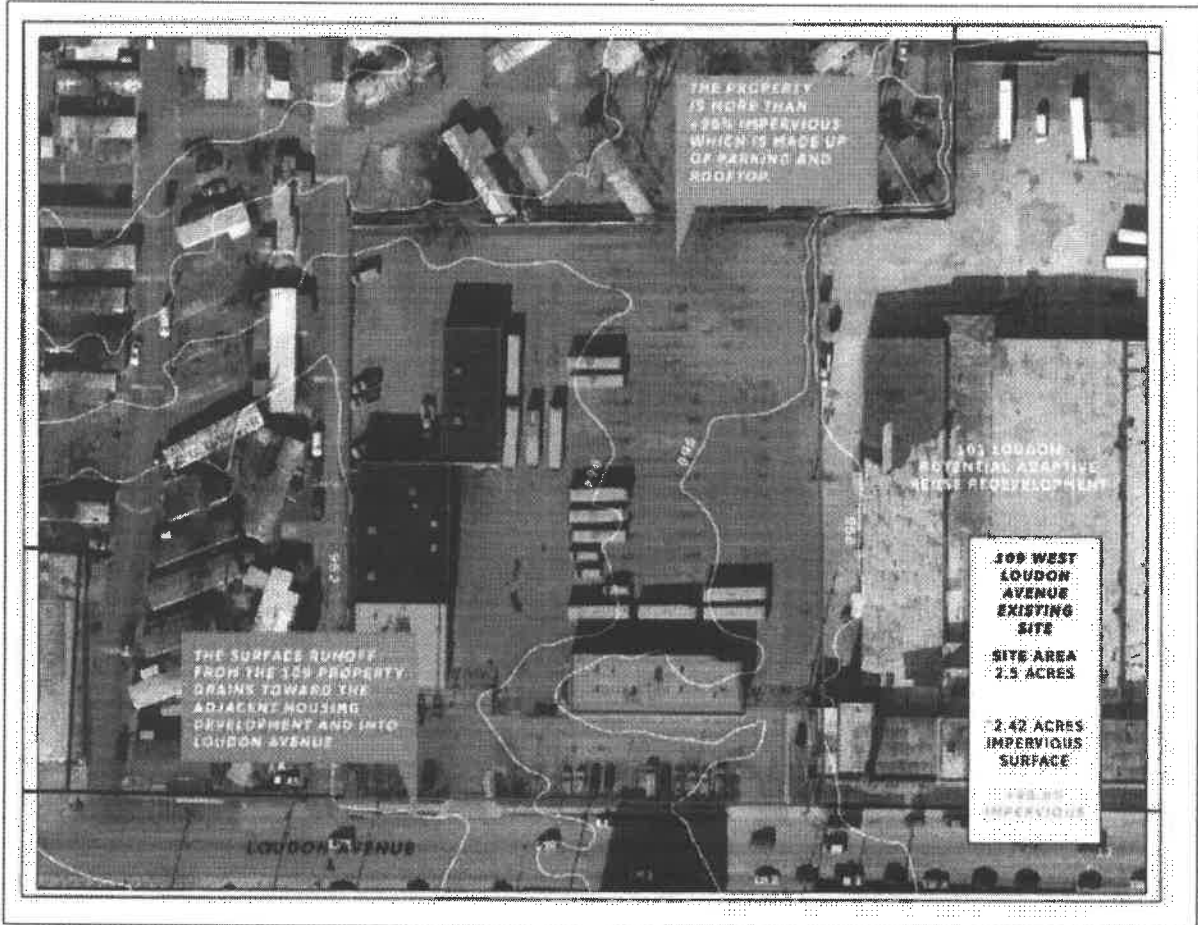
The Grant budget is broken into the following components:

Feasibility Phase:	\$ 24,912.80	Total Grant Amount
	\$ 6,228.20	Proposed Cost Share to be provided
	\$ 31,141.00	Total Project Budget

**TABLE 2 - PROJECT ELIGIBLE EXPENSES**

	Type of Expense	Participants	Item	Unit Price	Quantity	Funded by Organization	Funded by Grant	Total Expense	
<b>1 Project Administration</b>									
2	Project Administration	Project Management/Consultant	Regional Analysis	\$ 1,620.00	EA	1.0	\$ 1,620.00	\$ - \$ 1,620.00	
3	Project Administration	Project Management/Consultant	Site Analysis	\$ 1,620.00	EA	1.0	\$ 1,620.00	\$ - \$ 1,620.00	
4	Project Administration	Project Management/Consultant	Stormwater Education Workshop	\$ 3,240.00	EA	1.0		\$ 3,240.00 \$ 3,240.00	
5	Project Administration	Project Management/Consultant	Development Alternatives (4)	\$ 3,672.00	EA	3.0		\$ 11,016.00 \$ 11,016.00	
6	Project Administration	Project Management/Consultant	Student Design Workshop	\$ 2,160.00	EA	1.0		\$ 2,160.00 \$ 2,160.00	
7	Project Administration	Project Management/Consultant	Public Design Workshop	\$ 3,780.00	EA	1.0	\$ -	\$ 3,780.00 \$ 3,780.00	
8	Project Administration	Project Management/Consultant	Pattern Book Development	\$ 4,320.00	EA	1.0	\$ -	\$ 4,320.00 \$ 4,320.00	
<b>9 University of Kentucky (UK) Collaboration</b>									
10	Design Seminar	Project Manager/Consultant/UK Students	Student Printing	\$ 275.00	LS	1.0	\$ -	\$ 275.00 \$ 275.00	
11	Design Seminar	Project Manager/Consultant/UK Students	Food	\$ 153.20	LS	1.0	\$ 153.20	\$ - \$ 153.20	
12	Design Seminar	Project Manager/Consultant/UK Students	Food	\$ 121.80	LS	1.0	\$ -	\$ 121.80 \$ 121.80	
13	Design Seminar	Project Manager/Consultant/UK Students	Meeting Facilitation	\$ 1,760.00	LS	1.0	\$ 1,760.00	\$ - \$ 1,760.00	
14	Design Seminar	Project Manager/Consultant/UK Students	Student Materials, Pens, Markers, Paper, etc.	\$ 275.00	LS	1.0	\$ 275.00	\$ - \$ 275.00	
<b>15 University of Kentucky (UK) Collaboration</b>									
16	Materials for Workshop	Project Manager/Landscape Architect	Site Inventory & Assessment	\$ 400.00	LS	1.0	\$ 400.00	\$ - \$ 400.00	
17	Materials for Workshop	Project Manager/Landscape Architect	Site Walk w/Staff (Education)	\$ 400.00	LS	1.0	\$ 400.00	\$ - \$ 400.00	
18	<b>TOTAL PROJECT BUDGET:</b>						\$ 6,228.20	\$ 24,912.80	\$ 31,141.00
19						<b>ORGANIZATION SHARE</b>	<b>GRANT SHARE</b>		
20						20.0%	80.0%		
21									

**FIGURE 1 – IMPERVIOUS SURFACE MAP (FROM APPLICATION)**



**FIGURE 2 – DRAINAGE AREA MAP (FROM APPLICATION)**

