<table>
<thead>
<tr>
<th>TABLE OF CONTENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>OVERVIEW</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
</tr>
<tr>
<td>COMMUNITY ENGAGEMENT</td>
</tr>
<tr>
<td>PARTNERSHIP DESCRIPTION</td>
</tr>
<tr>
<td>DEVELOPER TEAM</td>
</tr>
<tr>
<td>DESIGN TEAM</td>
</tr>
<tr>
<td>VISION STRATEGIES</td>
</tr>
<tr>
<td>PROJECT FINANCING</td>
</tr>
<tr>
<td>REFERENCES</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

It is with a genuine aspiration for, and belief in the cultural revival of downtown Lafayette that we have come to submit the following qualifications. We believe that the thoughtful development of the site known as the Old Federal Courthouse (OFC) can have a catalytic effect on the community in which it sits. Contained within are concepts that support a vision of creating a mixed-use, multifamily development in Lafayette’s downtown core. Each facet of our approach is guided by the desire to capitalize on the site’s character and resonate with your best ambitions for downtown Lafayette.

PEOPLE
Catalytic development can only be executed by visionary stewards. We have assembled a team that includes experienced developers who have achieved rarefied and notable community appeal; award-winning designers whose projects (including those undertaken in partnership with the development team) are designed to accommodate tax credit regulations; and local planners who take seriously the relationship that the OFC site has to the area and its end-users.

PROJECT
While still early in its consideration, our designers and developers have begun the process of understanding the elements which will impact the design of this proposal. Site and massing strategies, stormwater management, density, along with historic and cultural context will all influence the overall project proposal. And while the exact variety of uses this development will incorporate has yet to be determined, we know that a dynamic mix of housing along with a strong commercial and/or cultural component will act as a great model for future developments for Downtown Lafayette.

POSSIBILITY
There are as many ways to execute this project as there are positive potential outcomes. By creating an iterative design dialogue as well as a toolkit for the structuring of financials, our ambition is to become a true and trusted partner of the Lafayette Consolidated Government.
CO-VISIONING WITH THE COMMUNITY

Why We Engage

Understanding the values of a place – the social strata, the attitudes, the trends – is the foundation of building unique and lasting developments. Meeting the desires of interested residents and the needs of potential commercial tenants, as well as aligning with the overall development agenda of a city’s comprehensive action plan, are crucial elements that can ensure a development’s socio-economic success. It also paves the way for a development project to serve as a true catalyst for further area development.

Before our team can effectively propose the variety of uses and elements for a development such as this, we must fully understand the character, needs, and vision of the community. While our team’s understanding of Lafayette’s cultural identity is quite thorough, we seek to directly engage stakeholders, city officials, neighborhood groups, and market researchers to present an eclectic mixed-use development which will truly embody the city’s character.

The process of understanding starts with engaging directly with the community. This means inviting the public into the process early and keeping them informed every step of the way towards creating the future vision. A truly participatory co-visioning approach includes community residents, potential residents, local business owners, potential commercial tenants, development authorities, city services, and local government departments working alongside a design development team. Bringing these diverse opinions and expertise to the table in a collaborative planning setting allows for proper questions to be asked, for critical decisions to be made, and for innovative designs to take shape.

Programming Workshop

Such public input can take many different forms and are appropriately tailored to the particular place and project scope. The programming workshop phase for this project will involve preparing and hosting a series of input sessions, ideally held on-site. An interdisciplinary professional team will lead the planning effort in a series of public meetings, interviews, and technical review sessions to quickly engage key stakeholders and community members. This intense, comprehensive method of public involvement will allow stakeholders to come together and develop consensus over specific strategies and concepts for the future uses of this site and the downtown area at-large. The public opportunity to interact with differing perspectives allows issues to be quickly identified and solutions proposed. In addition, the workshops provide an educational opportunity for all participants.

As a centerpiece of the workshop, the Planning and Design Team will facilitate a series of Vision Sessions aimed at uncovering the essential character of the community’s growth goals. The Planning and Design Team works with Client Teams and community stakeholders to determine an appropriate schedule for the various sessions. The Planning Team is flexible in the exact format of the Vision Sessions, with the primary purpose of the action event being to achieve maximum input and participation in the creation of a project vision.

The collaborative programming workshop process will provide the Planning and Design Team with a wealth of insight and community-infused concepts that can then be refined into technically sound construction plans. It will allow the developers to advance a product with a level of economic and creative confidence supplemented with community trust and interest that otherwise would have been impossible to achieve had it been produced in a vacuum. The relationship established with the city and local authorities should also smooth the process of obtaining planning permission and eventual certificate of occupancy.
When undertaking complex development projects, even the most tested professionals can run aground in the face of technical challenges, capital risks, and community blowback. It takes more than experience alone. Transformational projects like the Old Federal Courthouse require innovation and collaboration – a distinguished level of business savvy and design acumen with a pulse on the city-making zeitgeist. Lafayette is primed to be more attuned as a regional and national benchmark of urban development. And this project offers a rarefied, long-desired chance to catalyze a Downtown that is primed for growth. It will take a team that is able to not only thrive well together, but one that understands the political landscape and forges a unique working relationship with the Lafayette Consolidated Government, the Downtown Development Authority, and the countless Downtown businesses and patrons that energize and enjoy life in the historic core.

The partnership we have assembled represents a wealth of knowledge, trusted experience, and entrepreneurial passion that is unique not only to the Southern Louisiana region, but exudes the type of capacity and project portfolio that measures up nationally. From redefining the built urban fabric of Post-Katrina New Orleans through innovative historic tax credit-driven adaptive reuse, to introducing new ways of shaping regional communities through smart-growth planning, our team members have created some of the most appealing developments and enduring developments seen in the last 25 years.

Tara Hernandez, President of JCH Properties, has fast become a maven of community-driven mixed-income development in the New Orleans area, spearheading such high-profile historic re-use projects like the resurrection of the old Blue Plate Mayonnaise factory. Not only attractive for its carefully maneuvered retrofitting of a large historically registered structure, Hernandez introduced an ingrained community arts program and public art to the Blue Plate Lofts – further adding to the development’s local catalyst appeal. This championing of culture and historic preservation also defines the spirit of Tony Gelderman, a respected New Orleans attorney and developer responsible for a slate of historic urban infill developments in New Orleans’ CBD. The building at 800 Magazine, a treasured structure, has provided a high-quality residential product standard amidst the CBD’s flourishing growth. This AIA award-winning rehab development, also known for housing Donald Link’s famed Peche Restaurant, was the result of a collaboration led by the meticulous architectural vision of Trapolin-Peer Architects (TPA). For over 35 years, TPA has been dedicated to serving New Orleans and the Gulf Coast through a critically regional approach to architecture. Their mixed-use typology experience and contextually rich design work has consistently satisfied clients and breathed life into the urban fabric of cities across Louisiana. Reinforced by a contingent of UL-Lafayette faculty Simpson of Roth Law Firm, LCC – experts in state/federal tax credit law for historic projects; Hammy Davis of NAI Partners, a trusted Lafayette-based real estate specialist known for his successful brokering of large-scale mixed-use developments; and Gabrielle Begue, Principal of Clio Associates, a boutique consulting firm focusing on history research, historic architecture registration, and tax credits.

Believing in shared principles and complementary expertise, we can bring a consummate blend of successful large-scale development, real estate finance and law, historic re-use expertise, urban design planning, and high-quality regional modern architecture to the Old Federal Courthouse site. As astute professionals, we approach our work with confidence and humility, knowing that the greatest success will come through a deep understanding of context and the people who live it. Through our collaborative partnership, we possess the foresight and experience necessary to serve as advocates and allies to all the groups and individuals who seek to increase Downtown Lafayette’s vibrancy and livability for decades to come.
DEVELOPER PROFILE

Our developer team brings together a breadth and variety of industry experience which we feel is ideally suited to conceptualize, manage, and execute a project of magnitude such as this. Our team is rooted in respecting and honoring history, understanding local culture, and creating community through projects which go beyond simple buildings and instead speak to the identity of a place. This can only be accomplished on such large-scale, complex projects through expertise in the realms of financing, development, tax and grant incentives, along with land use policy and economics.

Tony Gelderman’s commitment to preservation and site-sensitive approach compliment perfectly Tara Hernandez’s passion for creating “lifestyle and experience” projects. The combination of which aims to honor the history of Downtown Lafayette and highlight its ever-expanding culture of food, music, and the arts.

Tara Hernandez contributes to the team an expertise in development of numerous large-scale projects along with best practices for Public-Private Partnerships and the working knowledge of the financing tools which make such projects viable. This is supplemented by Tony’s tactical, hands-on style of stewarding projects from groundbreaking to ribbon cutting to ensure a product of the highest caliber. The two together bring an enviable list of award winning, mixed-use historic preservation projects, with history of catalyzing continued development in the neighborhoods they touch. Each has a proven, innate sense for seeing the possibility in raw spaces and a foresight into the needs and desires of a site’s ultimate end user.

Further enhancing the team is a number of specifically selected professionals from the legal realm as well as experts in land use and commercial development patterns. These team members offer years of experience to offer our team specific to tax law, historic tax credits, state and federal incentive programs, Public-Private Partnerships, the real estate market of Lafayette, and development impacts regionally.
Tara Hernandez

EDUCATION
Massachusetts Institute of Technology (MIT) - Master of Science in Real Estate Development
Loyola University New Orleans - Bachelor in Finance

PROFESSIONAL REGISTRATION
Real Estate Broker - Louisiana

BOARD POSITIONS/RECOGNITIONS
Greater New Orleans, Inc. (GNO,Inc.) - Immediate Past Chair
Urban Land Institute - 2016 National Hines Competition Jury Chair, and a Former Trustee

RELEVANT PROJECT EXPERIENCE
Blue Plate Lofts - New Orleans, LA
Adaptive reuse multifamily residential and artist lofts with 72 apartments. Construction Cost $25,000,000, Completed 2012

American Can Co. - New Orleans, LA
Historic rehabilitation mixed use development; 268 Apartments, 19,030 sq. ft. of Retail
Construction Cost $44,500,000, Completed 2001

Cuppies Apartments - St. Louis, MO
Historic rehabilitation multifamily mixed use; 131 Apartments, 2,000 sq. ft. of Retail
Construction Cost $43,000,000, Completed 2006

Lee Hardware/United Jeweler - Shreveport, LA
Historic rehabilitation multifamily mixed use; 108 Mixed-income and artist residential units
Construction Cost $10,000,000, Completed 1998

Tony Gelderman

EDUCATION
Tulane University Law School - J.D.
Tulane University - Bachelor of Sciences in Political Science

PROFESSIONAL REGISTRATION
Counsel, Bernstein Litowitz Berger & Grossmann LP

BOARD POSITIONS/RECOGNITIONS
Louisiana Architecture Foundation - Patron of Honor, 2017
National Trust for Historic Preservation - Co-Chair – National Trust Council
Preservation Resource Center - Presidential Advisory Board & Past Board Membership
Garden District Association - Past Board Presidency
Louisiana Museum Foundation - Board Member
St. Charles Avenue Association - Board Member
New Orleans Museum of Art - Board Member

PRESIDENT JCH Properties
JCH is a real estate investment, consulting and development company that specializes in delivering urban lifestyle experiences through the conversion of underutilized real estate into "cool", creative spaces. The company develops multi-family, commercial and special-use projects. Tara has been directly responsible for and/or participated in the development of residential, mixed-use, mixed-income, and commercial development projects throughout Louisiana, Mississippi, and Missouri. Tara is also actively involved in the entrepreneurial start-up community, as an investor and advisor.

RELEVANT PROJECT EXPERIENCE
Blue Plate Lofts - New Orleans, LA
Adaptive reuse multifamily residential and artist lofts with 72 apartments. Construction Cost $25,000,000, Completed 2012

American Can Co. - New Orleans, LA
Historic rehabilitation mixed use development; 268 Apartments, 19,030 sq. ft. of Retail
Construction Cost $44,500,000, Completed 2001

Cuppies Apartments - St. Louis, MO
Historic rehabilitation multifamily mixed use; 131 Apartments, 2,000 sq. ft. of Retail
Construction Cost $43,000,000, Completed 2006

Lee Hardware/United Jeweler - Shreveport, LA
Historic rehabilitation multifamily mixed use; 108 Mixed-income and artist residential units
Construction Cost $10,000,000, Completed 1998

By way of real estate investments and participation in multiple professional committees, Tony Gelderman has been a dedicated patron of gulf region preservation for 20+ years. His initial contribution was the renovation of his primary residence, a Creole cottage, and its outbuildings which, prior to purchase, were candidates for "demolition by neglect." Subsequently, he has been responsible for several historically significant buildings including an art-deco apartment building (The Prince) in Baton Rouge, the three 1860 Chestnut Cottages in the Garden District, and the adaptation of the former American Coffee Company into modern retail, residential, and commercial spaces. Working alongside Trapolin-Peer on this project, Mr. Gelderman chose to invest more than what was necessary for the standard requirements imposed by the historic neighborhood guidelines and tax credit regulations. In the case of the majority of these projects, Mr. Gelderman had easements placed to ensure the historic integrity be protected in perpetuity.

With his wife, Mr. Gelderman currently serves as co-chairs for the National Trust for Historic Preservation Council. He served as a board member of the Preservation Resource Center (PRC) and currently sits on their Presidential Advisory Board. He has also served as President of the Garden District Association and the Garden District Security District Board, board member of the Louisiana Museum Foundation, and currently sits on the St. Charles Avenue Association Board.

By working intentionally slowly on his current residential project at the Clouet School, he hopes to provide time to engage with the surrounding neighborhood thoughtfully and deliberately. For this team, Mr. Gelderman brings experience in the revival of aging and forgotten buildings as well as an ability to see opportunities where others do not.

Professionally, he serves as counsel to Bernstein Litowitz Berger & Grossmann, focused primarily in the area of investment portfolio monitoring and securities litigation and fiduciary advice.

RELEVANT PROJECT EXPERIENCE
Chestnut Cottages - New Orleans, LA
Historic Rehabilitation of three cottages. Completed 2009

The Prince Apartments – Baton Rouge, LA
Historic Rehabilitation of downtown apartment building; 8 apartments; 2 stories
Construction Cost $3M, Completed 2010
Incentives Used: Federal & State historic rehabilitation credits + preservation easement donated to Preservation Resource Center

800 Magazine – New Orleans, LA
Historic Rehabilitation mixed use development; 28,000 sq. ft.; 9 apartments; 3 stories
Construction Cost $9.75M, Completed 2013
Incentives Used: Federal & State historic rehabilitation credits + preservation easement donated to Preservation Resource Center

Clouet School Apartments – New Orleans, LA
Historic Rehabilitation mixed use development; 60,000 sq. ft.; 47 apartments; 3 stories
Construction Cost $9M, In Progress
Richard J. Roth, III
PARTNER
Roth Law Firm, LLC

Richard is the founder and managing member of Roth Law Firm. He specializes in tax credit transactions, business law, estate planning, and successions.

Richard began his career as a Certified Public Accountant in Charleston, South Carolina. After three years of practicing public accounting, he returned to his hometown of New Orleans to attend Tulane University Law School and start his law practice. Before opening Roth Law Firm, Richard was a partner in a boutique tax law firm in New Orleans. Richard annually serves as a guest lecturer at Tulane University Law School and serves on several non-profit committees throughout New Orleans. Since 2015, Richard has been personally responsible for the adaptive reuse of two historic school buildings into multi-family housing units.

RELEVANT EXPERIENCE
Structuring tax credit transactions resulting in over $250 million in federal and state credits
Administering both large and small successions and filing of federal estate tax returns
Advising on sales of both start up and mature business and negotiating spinoffs of corporate subsidiaries
Advising clients on both large and small estate plans including Alaskan perpetual trusts and intentionally defective grantor trusts

Carli Simpson
PARTNER
Roth Law Firm, LLC

Carli practices in the areas of federal and state taxation including: tax credit transactions; estate planning; successions; trusts; tax exempt entity compliance; and general business.

Her estate planning practice includes assisting clients in designing and implementing their estate plans through the use of wills, trusts, powers of attorney, nonprofit organizations, and family limited liability companies. She also represents clients in succession matters.

Prior to joining Roth Law Firm, Carli practiced in the business group of Phelps Dunbar, LLP, a large regional law firm, advising clients on a wide variety of business transactions, estate planning, trusts, and successions. Before beginning her private law practice, Carli served as attorney advisor to the Honorable Judge Michael B. Thornton at the United States Tax Court in Washington, D.C.

RELEVANT EXPERIENCE
Advising clients on the tax aspects of various types of entity formations and operations
Structuring transactions and businesses to minimize federal, state and local tax liability
Providing advice to nonprofit entities on formation, corporate governance, tax exemption, and compliance with tax exempt law
Assisting new and expanding businesses to secure federal, state, and local tax and business incentives

Representing developers and financial institutions in various aspects of federal and state tax credit transactions, including complete structuring of historic tax credit and new markets tax credit transactions.
Hamilton “Hammy” Davis
REAL ESTATE SPECIALIST
NAI Latter & Blum

R. Hamilton “Hammy” Davis has had twenty-two years of extensive experience in the commercial real estate business in Lafayette. He was named number one commercial agent for the state of Louisiana for Coldwell Banker Commercial for the years 2000 - 2016.

Prior to his affiliation with Coldwell Banker, Hammy was an attorney in Lafayette for nine years, and was principally involved in all areas of civil litigation including business litigation.

In the development field, he has done build-to-suits for Smith International (now Schlumberger) and Superior Energy, and has been involved in the redevelopment of office, industrial, and retail sites ranging from a 15,000 square foot retail strip center to a 120,000 square foot office building.

EDUCATION
Tulane University Law School - J.D.
Louisiana State University - Bachelor of Sciences in Political Science

PROFESSIONAL REGISTRATION
Certified Commercial Investment Member
Society of Industrial and Office Realtors

PROFESSIONAL BOARDS AND ORGANIZATIONS
Lafayette Education Foundation - Board Member
Lafayette Downtown Unlimited Board - Board Member
St. Plus Elementary School Board - Board Member
Acadiana Catholic Services - Board Member
Rayne State Bank - Board Member
Our Lady of Wisdom Parish Council - Member
United Way of Acadiana - Board Chair

RELEVANT PROJECT EXPERIENCE
415 South Pierce Street - Lafayette, LA
Office Space; 5,200 sq. ft.

701 Veterans Drive - Carencro, LA
Retail Space; 34,995 sq. ft.

205 Sage Glenn - Lafayette, LA
Industrial Park; 14 lots ranging from 1/2 acre to 10 acres

Charles Landry
PARTNER
Fishman Haygood

Charles Landry is a partner and member of the Fishman Haygood Business Section. Charles concentrates his practice in the areas of real estate development, real estate finance, land use and zoning. He has represented numerous parties in a wide range of real estate transactions, which included residential developments (including Traditional Neighborhood Developments) office buildings, shopping malls and centers, hotels and medical facilities, golf course communities, and industrial developments.

He is a leading expert in public private partnership in Louisiana having represented parties in numerous complex projects.

He is also widely recognized as one of the leading land use attorneys in Louisiana. He was a founding member and has served as the Chairperson of the East Baton Rouge Zoning Advisory Committee since its formation in 2003.

He has also been very involved in advancing Greater Baton Rouge’s high-tech, information, and entrepreneurial economic sector. He was instrumental in the formation of the Louisiana Technology Park, and serves as General Counsel to the Research Park Corporation.

Charles is the co-Editor of The Foreign Investor’s Guide to the Legal Aspects of Doing Business in Louisiana, an extensive analysis of the laws of the United States and the State of Louisiana as those laws may impact a party wishing to invest in Louisiana.

He has been a frequent lecturer at Louisiana State University’s Paul M. Hebert Law Center and numerous continuing education seminars on the subjects of complex real estate transactions, title examination, land use planning, secured transactions, and real estate workouts.

RELEVANT PROJECT EXPERIENCE
Creation of the Americana Economic Development District - Zachary
Creation of the Florida – Third Street Economic Development District - Baton Rouge
Creation of the Morganfield Economic Development District - Lake Charles
Creation of the Riverview Economic Development District - Port Allen
Creation of the Belle Savanne Economic Development District - Sulphur
**Blue Plate Lofts**

- **PROJECT TYPE**: Multi Family Residential, Artist Lofts, Adaptive Reuse
- **STATUS**: Completed in 2012
- **LOCATION**: New Orleans, LA
- **PROJECT SIZE**: 72 Apartments
- **PROJECT COST**: $25,000,000

This former home to Blue Plate Mayonnaise has been converted into residential lofts, with preferences for artists. Amenities include a business center, fitness center, outdoor courtyard, roof deck, a community/gallery space, music rehearsal room, dog wash station, local art & sculptures, on-site gated parking, as well as energy efficient features. JCH developed this project in partnership with HRI Properties. The Blue Plate building is listed on the National Register of historic places and is located in a designated Louisiana Cultural District.

Financial Structure: Federal Historic Tax Credits, State Historic Tax Credits, Federal Low Income Housing Tax Credits, Tax Exempt Bonds, CDBG, HOME, and Restoration Tax Abatement

**AWARDS**
- 2012 National Housing & Rehabilitation Association J. Timothy Anderson "TIMMY" Award Best Historic Rehabilitation Utilizing LIHTCs (Large/Over $15 Million Development Costs)
- 2012 Multi Housing News Excellence Award Silver Winner – Best New Development Adaptive Use

---

**American Can Co.**

- **PROJECT TYPE**: Multi Family Residential, Historic Rehabilitation, Retail, Interiors
- **STATUS**: Completed in 2001
- **LOCATION**: New Orleans, LA
- **PROJECT SIZE**: 268 Apartments, 19,030 Square Feet of Retail
- **PROJECT COST**: $44,500,000

Located in a historic district in the Mid-City neighborhood of New Orleans, the American Can Company Apartments is an adaptive reuse project that has transformed a long-vacant and decaying landmark industrial complex into a vibrant apartment community with neighborhood commercial amenities. The former factory was completed while working for HRI Properties.

Financial Structure: Federal Historic Tax Credits, Tax-exempt, lower floater variable rate bonds, Fannie Mae Multi-family financing, HUD 202 loan, HUD Brownfield Economic Development Initiative grant (BEDI), City of New Orleans Economic Development Loan funds, Payment in Lieu of Taxes (PLDT)

**AWARDS**
- 2003 National Apartment Association Paragon Award Best Historic Mid/High Rise Community Over 150 Units
- 2002 New Orleans Historic District Landmarks
- Commission Honor Award for Restoration
- 2003ULI Award for Excellence Finalist
- 2002 Phoenix Award Winner – EPA Region 6
- 2001 Mayor of New Orleans Golden Hammer Award
Cupples Apartments

**PROJECT TYPE** Multi Family Residential, Historic Rehabilitation, Retail
**STATUS** Completed in 2006
**LOCATION** St. Louis, MO
**PROJECT SIZE** 121 Apartments, 2,000 Square Feet of Retail
**PROJECT COST** $43,000,000

Cupples Apartments is one of ten warehouses in the the Cupples Warehouse District designed by Eames and Young. The renovated building now houses mixed-income apartments and amenities. It has been recognized as a City Landmark and is on the National Register of Historic Places. This project was completed while working for HRI Properties.

Financial Structure: Federal Historic Tax Credits, State Historic Tax Credits, Federal Low Income Housing Tax Credits, State Brownfield Tax Credits, Tax Exempt Bonds, City of St. Louis’ Affordable Housing Commission Loan, 10 year tax abatement.

**AWARDS**
- 2007 National Apartment Association 2007 Paragon Award
- 2006 Downtown St. Louis Partnership 2006 Cityscape Award

Lee Hardware/United Jeweler

**PROJECT TYPE** Multi Family Residential, Historic Renovation, Historic Tax Credit
**STATUS** Completed in 1998
**LOCATION** Shreveport, LA
**PROJECT SIZE** 108 Mixed-income and artist residential units
**PROJECT COST** $10,000,000

This Building formerly housed the Lee Dry Goods business. Through extensive renovations, the building has been transformed into artist live/work lofts, including a four story open-air atrium, gallery and common work space. This mixed-use development was the first of its kind in downtown Shreveport, LA.

Financial Structure: HUD 221(d)(4), Federal Historic Tax Credits, Federal Low Income Housing Tax Credits, and a HUD 108 loan, Restoration Tax Abatement

**AWARDS**
- 2007 National Apartment Association 2007 Paragon Award
800 Magazine

PROJECT TYPE Multi Family Residential, Historic Rehabilitation, Retail, Interiors
STATUS Completed in 2013
LOCATION New Orleans, LA
PROJECT SIZE 28,000 sq. ft., 9 Apartments
PROJECT COST $9,750,000

800 Magazine, originally constructed in 1844, served first as a livery, then as an undertaker’s establishment credited with the preparation of Jefferson Davis’ body for lying in state at Gallier Hall, and in 1940 served as home to the American Coffee Company prior to renovation.

The building sustained significant structural damage and went through many iterations of re-purposing that gradually defaced its architectural significance. Through the discovery of a single exterior photograph dating 1903, Trapolin-Peer extensively restored the structure to its original architectural excellence while converting the interior to house modern residential, retail, and commercial space.

The residential component consists of a series of two-story townhouse-style apartments on the second and third floors with a mix of retail on the ground floor.

AWARDS
Louisiana Landmarks Society, Award for Excellence, 2014
Associated Builders & Contractors, Excellence in Construction Award, 2014
AIA New Orleans, Honorable Mention, 2017
AIA Louisiana, Award of Merit, 2017
AIA Gulf States Region, Honor Award, 2017

Clouet School Apartments

PROJECT TYPE Multi Family Residential, Historic Rehabilitation
STATUS Est. 2020
LOCATION New Orleans, LA
PROJECT SIZE 62,000 sq. ft., 55 Apartments, 3 stories
PROJECT COST $9,000,000

In collaboration with Trapolin-Peer Architects, Tony Gelderman is developing the site of this Bywater neighborhood school into 55 apartments. Formerly known as B.M. Palmer School and later renamed Lorraine Hansberry Elementary School, the school was constructed in 1930 for the New Orleans Public School Board. The property has been vacant since hurricane Katrina in 2005.

From acquisition facilitation to project visioning and execution, the goal of the project team is to create a transformative space, in an emerging neighborhood, as workforce housing for local artists.

Units will feature open “loft” floor plans, modern detailing, and residents will have access to a communal terrace, and other contemporary amenities such as a gym and lap pool. Many of the original historic elements will be preserved, including the wide historic corridors which will be carefully maintained while reclaiming rentable area in the form of storage cabinets. These considerations will allow for the pursuit of state and federal historic tax incentives to offset development costs. Additional services provided to Mr. Gelderman include facilitation of the Neighborhood Participation Program to obtain a variance to make multi family development possible.
Rendon School

The 1906 McDonough 31 school located in the Esplanade Ridge Historic District was typical of many New Orleans’ public school facilities built in the early twentieth century. The school was designed in the American Beaux’s Arts style using reddish-brown brick with decorative cementitious trimming and has an unusual layout featuring separate boys’ and girls’ entrances on the main façade surrounded by particularly elaborate decorative trim. The building has been abandoned since Hurricane Katrina in 2005.

The former classroom, cloak rooms, of fices, and bathrooms are being converted into apartments whose modern amenities and architectural design work to further highlight historic components. Original corridors, doors/transoms, and classroom trim are being maintained/restored and the building’s floors refinished. In addition, sky lights were added to the roof to bring in natural light and larger more proportioned windows are being installed in the existing dormers. The site layout is streamlined, incorporating storm water management best practices and include amenities such as vehicular parking, bicycle parking, and a pool.

PROJECT TYPE  Multi Family Residential, Historic Rehabilitation, Adaptive Reuse
STATUS  In Construction
LOCATION  New Orleans, LA
PROJECT SIZE  39,000 sq. ft., 26 apartments
PROJECT COST  $6M

Good Counsel Apartments

This site was originally designed in 1926 for use as a parochial school on the Our Lady of Good Counsel Parish campus. It sat vacant for thirty years and was gutted after damage from Hurricane Katrina. The developer acquired the Spanish Colonial Revival style building and its site in 2015 and proposed converting the former school into apartments. In order to design a multi-family project within this district, the project required a conditional use variance. Working with the rehabilitation team, they garnered community support and the project was unanimously approved by the City Council.

The development received historic tax credits and was completed in compliance with the Secretary of Interior’s Standards for Rehabilitation. This posed the challenge of creating livable spaces, maximizing the number of units and maintaining original partition locations. In order to achieve this, designers drew from the historic design and thoughtfully reused existing elements. Ultimately, Twenty-two units and communal outdoor spaces were created. The units’ kitchens even feature accent walls coated in chalkboard paint, a nod to the original classroom space.

The Good Counsel Apartments were one of the first completed projects to comply with the City's Storm Water Management Plan requirements.

PROJECT TYPE  Multi Family Residential, Historic Renovation, Historic Tax Credit
STATUS  Completed 2017
LOCATION  New Orleans, LA
PROJECT SIZE  30,000 sq. ft., 22 Apartments
PROJECT COST  $6M
DESIGN TEAM

DESIGN TEAM PROFILE  22-27
DESIGN TEAM RESUMES  28-33
RELEVANT PROJECTS  34-39
Founded by Peter Trapolin in 1981, Trapolin-Peer Architects is a creative, detail-oriented team of architects, projects managers, and designers dedicated to bringing the best solutions to our clients while positively impacting the community. We pride ourselves on our exceptional client relationships and our unmatched attention to detail. As a result of this focus, we are leaders in our field. We operate with strong Principal participation throughout the entire design process. Our project managers and designers are committed to customer service, quality design, and the production of detailed construction documents that enable efficient construction progress.

The Trapolin-Peer team works in a culture of collaboration and team structure to best serve the client’s goals and project needs. Using a collaborative approach, our skilled team has developed strong relationships with their clients, consultants, and contractors. The firm’s design philosophy includes a thorough planning, regulatory approval, and programming phase to ensure that the client’s needs are exceeded at every level of the project. Principals Peter Trapolin, Paula Peer, Associates Gene Guidry, and Shea Trahan work with an experienced and creative staff of over 31 architects and interior designers whose successes encompass a wide range of projects including multi-family residential, hospitality, custom residential, education, and municipal project types.

Our commitment to quality design has been recognized over the years and has consistently earned us a host of awards and honorable achievements. Trapolin-Peer Architects generates a tailored approach and work plan at the inception of each project.
Architects Southwest (ASW)

Architects Southwest was founded in 1980 on the premise that lives are impacted significantly by the places we live and the environments we shape. Through our dedicated multidisciplinary team, ASW utilizes the most-current tools and methods to offer a suite of professional services including architectural design, urban design, master planning, interior architecture, and strategic consultancy. Recognized for over 35 years as an industry leader, the award-winning work created by our designers is regional in its roots, carefully calibrated to the human scale, genuine in its sense of permanence and ingrained in natural site ecologies.

As an ardent supporter of community, ASW prides itself on the collaboration with local stakeholders, city officials, and grassroots groups. Whether designing a building or a district plan, the trust we establish with the public and users of our creations is paramount to our goal of providing high-quality, contextually sensitive solutions. The relationships we form with clients defines our professional ethos, where critical analysis, open communication and respectful knowledge exchange build the necessary working foundation that yields successful time-tested projects. Integrating clients into all aspects of the design process ensures flexibility, consistency, and reliance – as is evident in over 80% of our commissions being from repeat clients across a variety sectors.

We believe good design is developed in a team environment, often extending our committed inner-office culture and multidisciplinary aptitude to partnerships with fellow peer consultants. This collaborative teaming ensures a comprehensive skill-based approach that allows for tailored management and execution of even the most complex of projects. Understanding the unique opportunity and significance of creating lasting community impact propels us to accept any challenge head on.
Multi-Family Mixed Use

Similar to the developers on this project team, Trapolin-Peer Architects has celebrated extensive success with multi-family residential developments. As a result of the experience gained from completing award-winning, large-scale projects of this type our team has amassed an ability to design to suit modern downtown dwellers. Past projects have focused on maximizing lease-able space and providing coveted tenant amenities such as security, natural daylight, outdoor living and social areas, and parking. We have both developed processes for the use of salvaged materials and gained a thorough knowledge of the most current materials and technologies used in renovation and new construction.

Resiliency + Sustainability

Rebuilding after climatic disaster has informed our design approach. Designing with consideration for Lafayette’s documented flooding patterns and challenges will require the use of resilient design practices and stormwater management to lessen the impact on municipal systems. Successful past projects have included hardened materials on the ground floor, and site design that incorporates bio-swales, retention ponds, blue roofs, and underground cisterns. As signatories of the AIA 2030 Commitment our team is focused on creating energy efficient buildings, with an incremental goal of hitting carbon neutral development by the year 2030. This particular project will strive to produce a building which will operate at 80% below the regional median energy consumption for buildings of comparable use.

Mixed Use

In order to provide competitive amenities to residents, urban multi-family developments often incorporate mixed-use components. Several past and current TPA projects of this type encompass complete city blocks, making consideration for walkability and access to cultural hotspots imperative. Additionally, our team also boasts a considerable amount of experience in designing popular restaurant, nightlife, and commercial spaces.

Adaptive Reuse and Historic Rehabilitation

With a portfolio of 100+ historic renovation projects, Trapolin-Peer Architects (TPA) is considered a top firm in adaptive reuse. All members of our team have training and experience in the approach needed to modify or upgrade existing buildings. Solutions, both creative and functional, are designed sensitively so as not to disrupt the original character of existing spaces. Through the historic rehabilitation of numerous buildings in the Warehouse District of New Orleans, Peter Trapolin and TPA have contributed significantly to the transformation of this previously industrial, waterfront district. The revitalized neighborhood now blends residential, museums, tourism, galleries, commercial, retail, and hospitality.

Historic Structures & Modern Living

Existing buildings pose unique challenges such as code compliance upgrades and the inclusion of today’s modern amenity standards. Through experience, we have developed solutions to incorporate necessary mechanical, electrical, and fire protection systems into existing buildings without sacrificing a building’s essential architectural or interior character.

Certified Rehabilitation

When income-producing historic properties are certified as having met the Standards for Rehabilitation, the property can qualify the owner for city, state, and federal tax benefits. This process involves several steps that require approval at both the state and federal levels. As experts of adaptive reuse, our team sets projects up for success from inception by designing with the standards in mind. Throughout a project’s lifespan, we are able to monitor that changes meet this criterion and are documented appropriately.
Urban Research and Analysis

Understanding baseline data and site/area information is key in formulating appropriate design responses and strategies that benefit constituents while legitimizing short and long-term decision making for clients, both private and public. Our staff is highly qualified in quantitative and qualitative research including market studies, demographic statistics, geographical information, field study/observation, and focus group interviews. Using a variety of technical and creative tools, we can synthesize complex data into valuable information that forms the basis for strategic plans.

Community Collaboration and Public Engagement

Input from stakeholders such as local residents, business owners, and community organizations is the foundation of our creative process. We have vast experience in expertly orchestrating various engagement types including focus groups, workshops, and large-scale Charrettes. Through these actions we invite the public and key stakeholders to directly collaborate with our designers and planners on generating design concept plans and strategies that address a myriad of challenges and opportunities for community enhancement. Engagement processes build dialogue and consensus to propel projects forward. Our team is capable of leading Charrettes or collaborating as part of a Consultant Team.

Site Use Feasibility / Selection

There are many environmental and technical factors that can influence the decision making process for a development project. Beyond the geographical details, there are economic market factors to consider. Our team is well-versed in assisting clients in site selection and determining how to best utilize a site for development. We work with various technical experts and local policy compliances to synthesize information that allows our designers and clients to be well-informed regarding the challenges and potential of a site to ensure the best return value.

Urban design / City Planning

Urban Design is the study and application of scale – a holistic exploration of the relationship between buildings, streets, and landscapes. Our interdisciplinary team has experience investigating various components that inform good urban design and proper placemaking – connectivity, sustainability, walkability, culture, social strata, transportation, and economy. We deliver innovative solutions based on smart growth principles that merge architectural strategies, landscape interventions, and multi-modal streetscapes to enhance the city and community experience – increasing health, interaction, and economic progress. We complement plans with coding and regulatory packages to guide developers.

Campus Planning and Design

The successful design of campus environments hinges on the understanding between current needs and future planning. Our team is equipped to produce campus strategies at various scales and purposes, from large collegiate masterplans and satellite institutions to technological innovation campuses. The programming of sites, the relationship between buildings and communal space, and the navigational access through a campus define the core principles of our design plans. We match high quality sustainable design strategies with the goals of preserving place, accommodating growth, and supporting advances in technology through collaborative learning environments.

Neighborhood / Town Planning

Our comprehensive approach to phase-based neighborhood planning echoes our urban design services, applying them to a localized scenario. By introducing ways to re-imagine residential developments through the use of new urbanist methodology and smart growth principles that promote a mix of uses, increased densities, and walkable amenity-filled streets, our designers create environments that recall traditions and neighborly values. We commit to producing regionally appropriate and economically viable plans that allow people and families to thrive in place.

Streetscape Design

The interaction between people, bicycles, vehicles, and public transport is essential to the development of a sustainable and vibrant community. Ensuring the safety of a multitude of users defines our strategies for streetscape designs including the promotion of environmental and pedestrian-friendly travel. Through conceptual diagramming, scale studies, and technical street section drawings, we can illustrate the justifiable benefits of a regulated street pattern language that speaks to various layouts and designs. Streetscape strategies and regulatory coding is generally developed in tandem with and factor into all of our comprehensive services.
Technical Production and Process

Concept Design
The Concept Design Phase begins with an immersion of the architecture and interiors team, so they can understand their client’s vision, and create a plan to deliver on their client’s needs and aspirations. We will discuss programming, fresh ideas, operations, and ask all the hard questions that provide a clear design direction. Our team creates the story of the building and sources core mood imagery that will drive the look and feel of the project. This phase also includes floor plans and the exploration of basic massing studies.

Regulatory Analysis / Schematic Design
In order to identify and meet the regulatory requirements, we will perform an in-depth analysis of the applicable codes pertaining to this unique project. We will lay out a road map to navigate the approvals process and identify the specific conditions this project will need to meet. The regulatory process will be comprehensively outlined to better inform the design requirements moving forward. Then we will take the conceptual planning from the initial concept and extrapolate it into further spatial and material form. The floor plan is further layered with circulation, spatial studies, adjacencies, and programmatic function. Coordination of the major components of the engineering systems also gets underway in this phase.

Design Development / Permit Set
Design Development dives deeper into the detailed design of the building. The goal of this phase is to complete the design so the project leadership may have an opportunity to adequately review the scope and provide the necessary feedback in order to set the project up for the development of more detailed features. Our team will perform Life Safety and Code studies to prepare the building drawings for permitting. Working with the regulatory agency requirements, the architects and our consultants will implement agency feedback into the drawings in order to meet compliance.

Construction Documentation
Construction Documentation takes the developed design and commits it to a form of drawings used by a builder. These drawings set forth in detail how the building components shall come together and outlines the project scope using specifications, diagrams, and technical details along with the coordinated material provided by the project consultants.

Construction Administration
Our team continues architectural services through the entirety of the project to ensure quality of construction. We observe site conditions, provide valuable assistance to builders, and diligently respond to questions from the contracting team in order to ensure the design standards originally set forth are met.
Project Management
ASW utilizes the state-of-the-art project management software Newforma. Newforma is Project Information Management (PIM) software that addresses the needs of organizing, tracking, sharing, monitoring and reusing technical project information and communications. This significantly improves the productivity of the building project team by streamlining work processes, reducing exposure from errors and omissions, improves coordination and communication. It will also increase visibility into costs and quantities. Newforma also increases productivity by organizing project information, facilitating information exchange, and enabling efficient project process.

This software makes communication with our clients much easier. It allows the client to upload and download information directly from the project center. This gives our clients the ability to be connected to the project at any time.

Good design is not created in a vacuum, we believe it developed and nurtured in a team environment. The ability to have all team involved throughout the process allows for a more comprehensive and creative outcome. Our team includes more than just our in-house professionals and consultants and associated partners, as we firmly believe that the client team is an integral part of the design process.

Quality Control / Cost Control
ASW has established a Cost Control program which is customized to meet the individual client’s needs and is implemented on each project by the Project Advocate.

We recognize that the Cost Control plan is only as effective if a project is staffed by experienced, responsible and motivated professionals. Our team is comprised of experienced professionals who pride themselves on staying abreast of current trends and materials. We understand initial costs versus life-cycle costs and work diligently to educate the client on this subject, guiding them to make the best selections for their project.

Our teams use of Revit, a Building Information Modeling (BIM) program, also allows us to visualize the building from inception through completion. This modeling not only allows the designer and client to see the aesthetic, but also for Quality Control. Adjustments can be made earlier in the project and allows us to deliver well-coordinated, high-quality construction documents and enhance coordination with the client.

We develop a BIM execution plan for each project, communicating with all members of the design and construction team the specific uses of the modeling during the project, including but not limited to: program verification with detailed room and department space usage; structural and architectural design; MEP analysis; material quantity estimating; and construction phase coordination. From exploring complex building forms, to studying how light interacts with a design, to validating designs for planning and public outreach; digital visualization and interactive graphics will play a role in major phases of your project, from early schematic to final design.
Peter M. Trapolin  
ARCHITECT, PRINCIPAL AND FOUNDER

Peter founded Trapolin-Peer Architects in 1981, and is the Principal-in-Charge of project management and design for all firm projects. With more than 30 years of experience designing innovative new buildings in and around New Orleans, his expertise ranges from renovation and adaptive reuse projects to significant, new contemporary developments in the areas of education, hospitality, multi-family and others.

He believes that new designs should reflect the context of the designated location and be environmentally sensitive. Peter is considered an expert among his peers and in the community in the area of historic renovation and adaptive reuse. Peter believes strongly in sharing of knowledge and mentoring future architects. He has served as a visiting critic, advisory board member and faculty member at Tulane University School of Architecture. He has also served as a guest lecturer on preservation at the University of New Orleans.

Paula M. Peer  
ARCHITECT, PRINCIPAL

As a Principal of Trapolin-Peer Architects, Paula Peer applies her 25 years of experience to many of the firm’s new construction and renovation projects. Prior to joining the firm 15 years ago, Paula was the designer/project manager for several, large multifamily projects. Her design and management experience with large-scaled projects has helped her develop the ability to coordinate complex building systems, allowing for unique and inventive design solutions. Her attention to detail results in projects that are built on time and within budget.

Paula has emerged as a leader among her peers in the architecture community, as well as a trusted advisor to city and business leaders. She is active in numerous committees and organizations with a focus on historic preservation, urban land use practices, and sustainable building.

EDUCATION

Tulane University - Master of Architecture
University of Liverpool, England

PROFESSIONAL REGISTRATION

Architectural Licensure - Louisiana, Florida, Mississippi
NCARB - Certified

PROFESSIONAL BOARDS AND ORGANIZATIONS

AIA Affiliation - Board Of Fellows AIA 2017, American Institute of Architects - New Orleans Chapter (Former President), American Institute of Architects - Louisiana Chapter (Former Board Member), Preservation Resource Center - Board Member, Louisiana Landmarks Society - Member, Institute of Classical Architecture & Art - Member, Association of Preservation Technology - Member, National Trust for Historic Preservation - Member, American Society of Testing Materials - Member, International Building Code Congress - Member

KNOWLEDGE SHARING

Historic Tax Lecture and 800 Magazine Case Study - New Orleans Architecture Foundation (NOAF), Small Scale Urban Development, Featuring 800 Magazine Street - Urban Land Institute, New Orleans Chapter

RELEVANT PROJECT EXPERIENCE

The Marquis - New Orleans, LA
New construction mixed use development; 61,000 sq. ft; 19 condominiums; 6 stories
Construction Cost $14M, Construction Documents

May & Ellis Co. - New Orleans, LA
Historic rehabilitation and new construction mixed use development; 40,000 sq. ft; 25 apartments; 5 stories
Construction Cost $7.3M, Completed 2016

Factors Row - New Orleans, LA
Historic rehabilitation mixed use development; 79,000 sq. ft; 52 apartments; 3 stories
Construction Cost $13M, Completed 2016

The Julia - New Orleans, LA
New construction mixed use development; 300,000 sq. ft; 198 apartments; 5 stories
Construction Cost $44M, In Construction

The Howard - New Orleans, LA
Historic rehabilitation and new construction mixed use development; 22,000 sq. ft; 15 apartments; 7 stories
Construction Cost $3.6M, Completed 2015

800 Magazine - New Orleans, LA
Historic rehabilitation mixed use development; 28,000 sq. ft; 9 apartments; 3 stories
Construction Cost $9.75M, Completed 2013

625 St. Charles Condominiums - New Orleans, LA
New Construction mixed use development; 186,000 sq. ft; 39 condominiums; 14 stories
Construction Cost $17.5M, Completed 2002

EDUCATION

University of Louisiana at Lafayette - Bachelor of Architecture

PROFESSIONAL REGISTRATION

Architectural Licensure - Louisiana, Florida
NCARB - Certified

PROFESSIONAL BOARDS AND ORGANIZATIONS

New Orleans Architecture Foundation - President, President, Historic Districts Advisory Committee for the City of Gretna - Seat of the City Architect, New Orleans Architecture Foundation - New Orleans Chapter 2015 - Past President, United States Green Building Council (USGBC) - Member Design Technical Advisory Committee (DTAC)

RELEVANT PROJECT EXPERIENCE

The Julia - New Orleans, LA
New construction mixed use development; 300,000 sq. ft; 198 apartments; 5 stories
Construction Cost $44M, In Construction

Brent Building - Pensacola, FL
Historic rehabilitation and new construction mixed use development; 84,700 sq. ft; 26 apartments; 3 stories
Construction Cost $13M, Completed 2017

123 St. Charles Hotel and Condominiums - New Orleans
New construction mixed use development; 325,000 sq. ft; 175 guest rooms and 70 condominiums; 29 stories
Construction Cost $100M, Conceptual Design

Tralege Luxury Apartments - New Orleans, LA
New construction mixed use development; 300,000 sq. ft; 128 condominiums; 23 stories
Construction Cost $42M

Four Winds/FNBC Apartments - New Orleans
Historic rehabilitation mixed use development; 532,000 sq. ft; 260 apartments; 23 stories
Construction Cost $45M, Completed 2015

925 Common Apartments (Phase II) - New Orleans, LA
Historic rehabilitation mixed use development; 95,000 sq. ft; 91 apartments; 7 of 15 stories
Construction Cost $10.9M, Completed 2016
Wayne Domingue  AIA, CCS, LEED AP

ARCHITECT, PRINCIPAL

Wayne P. Domingue has over 36 years of experience in the role of Project Manager/Project Architect. As Principal of ASW his major areas of responsibility include Overall Project Administration and Management as well as assistance with Project Programming, Building Code Research and Analysis, Building Cost Analysis, Specifications, Field Observation and Project Construction Administration. Over his 28 years at ASW, Domingue has overseen ASW’s larger scaled work including a multitude of educational, governmental, medical, financial, religious, commercial, and recreational projects.

Domingue was deeply involved in the development of the Lafayette Parish School System’s Master Plan and the Facilities Condition Index, including the physical assessment of every school/district campus across the Parish.

RELEVANT PROJECT EXPERIENCE

Recently completed projects include the $40 million Renovation and Expansion of the University of Louisiana at Lafayette Student Union Complex, the University of Louisiana at Lafayette Athletic Performance Center, the CGI Corporate Office Building at the University Research Park and the nearly completed Century Tower project in Century Link Development in Monroe - a five story office tower that will house two floors of IBM.

Past projects include Home Bank Corporate Office; Edith Garland Dupre Library at the University of Louisiana at Lafayette; South Louisiana Community College Main Campus Building, Ernest Gallet Elementary School, and the Acadiana Center for the Arts – Phase II.

Wayne Domingue

EDUCATION
University of Louisiana at Lafayette - Bachelor of Architecture

PROFESSIONAL REGISTRATION
Architectural Licensure - Louisiana, Oklahoma, Texas
LEED - Accredited Professional (AP)

PROFESSIONAL BOARDS AND ORGANIZATIONS
AIA Knowledge Committee on Architecture for Education - Member
American Institute of Architects - AIA Louisiana Vice President, AIA Louisiana Convention Chair, AIA South Louisiana President / Vice President / Treasurer / Secretary / Board Member
Association for Learning Environments (formerly CEEPI) - Member
Construction Specifications Institute - Acadiana Chapter President / Vice President / Treasurer / Secretary and Board Member
Graduate of Leadership Lafayette - Class II

Steve Oubre  AIA, CNU, LEED AP

ARCHITECT, FOUNDER AND DESIGN ADVOCATE

Steve Oubre has over 40 years of experience in managing projects as Principal In-Charge of a wide range of award winning building types, including governmental facilities, ecclesiastic buildings and campus master plans, schools and universities, museums, medical and healthcare facilities, restaurants, office buildings, and recreation centers. He helped pioneer the New Urbanist movement in Louisiana beginning in 1993 with the award winning new urbanist project, The Village of River Ranch in Lafayette and has continued to create New Urbanist developments along the U.S. Gulf Coast as well as Texas, Arkansas and Oklahoma. In his role as a lead architect and urban planner, Oubre combines energy and creativity with experience in the construction process to obtain positive results. He represents the versatility and imagination that is an integral part of the ASW approach and has applied an extensive knowledge of Master Planning, progressive regional design and emotional sensitivity to the environment resulting in nationally-respected places of endearment.

Following the impact of Hurricanes Katrina and Rita in 2005, Oubre worked alongside Duany Plater-Zyberk and the Louisiana Recovery Authority in its efforts to rebuild Coastal Louisiana. The authority worked with the Governor Kathleen Blanco to plan for Louisiana’s future, coordinate across jurisdictions, support community recovery and resurgence, and ensure integrity and effectiveness. Collaborating with local, state and federal agencies, the authority also addressed short-term recovery needs while simultaneously guiding the long-term planning.

Oubre continues to serve as a visiting critic and lectures frequently on design, new urbanism, and smart growth planning. This has included former Senator Mary Landrieu’s Smart Growth Coalition - Architecture & Urbanism; and more recently the Keynote Speaker for the Smart Growth Series in New Iberia, Louisiana.

Oubre has also participated in various high profile professional development programs including The Prince’s Foundation’s “Structuring Settlements: Theories and Practice of Traditional Architecture & Urbanism Workshop in Poundbury, England (2007) and the executive course “Techniques of Town Planning” at the Harvard Graduate School of Design (2004).
Shea Trahan holds degrees and accreditations in architecture from the University of Louisiana at Lafayette, Tulane University, and the NewSchool of Architecture and Design. He is the author of a body of research investigating sensory neuroscience, architectural acoustics, and algorithmic design. He has been published and lectured internationally on the topic and his work has been featured at the New Orleans Museum of Art, UL Lafayette’s Art/ Tech Fusion Conference, TEDx Vermilion Street, and at the Academy of Neuroscience for Architecture. As a project manager, Shea focuses on cultural and theater projects as well as adaptive reuse of historic buildings. His creative vision and communication skills are enriching to a project’s design phases as he helps to incorporate a client’s vision into the tangible reality of the built work. As the director of Sustainability & Resiliency within the office, Shea brings a convergence of cutting-edge considerations to every project. Prior to joining TPA in 2013, Shea worked for 5 years with Architects Southwest.

**EDUCATION**

NewSchool of Architecture & Design - Certificate in Neuroscience for Architecture
Tulane University - Master of Architecture
University of Louisiana at Lafayette - Bachelor of Sciences in Architectural Studies

**PROFESSIONAL REGISTRATION**

Architectural Licensure - Louisiana
LEED - Accredited Professional (AP)

**PROFESSIONAL BOARDS AND ORGANIZATIONS**

United States Green Building Council (USGBC) Louisiana Chapter – Board of Directors
American Institute of Architects – New Orleans – Member
USGBC – National – Member

**KNOWLEDGE SHARING**

TEDx The Architecture of Sound - TEDx Vermilion Street
Academy of Neuroscience for Architecture 16 - Poster
Presenter
Creating Sensory Spaces: The Architecture of the Invisible – Textbook containing Shea’s sonic design proposals
Le Arti Del Suono n.8: Toward a Non-Representational Embodiment of Sound in Architecture – essay contribution for international design theory publication
Archaeoacoustics 3 - Lecturer at international conference on the archaeological research into ancient acoustic spaces
3D Printing In Contemporary Architecture - New Orleans Museum of Art
Resonant Form: The Convergence of Sound and Space - Tulane School of Architecture

**RELEVANT PROJECT EXPERIENCE**

**The Sazerac House Museum** - New Orleans, LA
Historic rehabilitation and adaptive reuse for a cocktail museum along with a distillery, office space, and event space. 50,000 SF; 6 stories
Construction Cost: $50M, Under Construction 2019

May & Ellis Co. - New Orleans, LA
Historic rehabilitation and new construction mixed use development; 40,000 sq. ft; 25 apartments; 5 stories
Construction Cost $7.3M, Completed 2016

**NolaLuna** - New Orleans, LA
Historic rehabilitation and adaptive reuse of a Freemason’s Temple into a cirque-style dinner theater. 30,000 SF. Construction cost: $8M, On hold

**The Academy** - New Orleans, LA
Historic rehabilitation and new construction residential development; 30,000 sq. ft; 27 apartments; 3 stories
Construction Cost $7M, Completed 2018

**The Howard** - New Orleans, LA
Historic rehabilitation and new construction mixed use development; 22,000 sq. ft; 15 apartments; 7 stories
Construction Cost $3.6M, Completed 2015

**Marriott Hotel** - Baton Rouge, LA

**City of Scott Emergency Services Center, Scott, LA**

*Work performed with Architects Southwest.
Jeremy Durham
ARCHITECT, PROJECT MANAGER, MARKETING DIRECTOR

Jeremy Durham has accumulated over 13 years of professional experience working in the Architectural and Planning Industry. Joining ASW in 2006, he quickly became responsible for managing architectural projects as well as working as a Designer and Planner in the Urbanism Studio. Since 2016, Durham has spearheaded Marketing and Business Development for ASW.

Outside of Durham’s Marketing role, he assists in all stages of Architectural projects from programming to construction administration. Due to a keen sense of construction and an eye for detail, he handles several of ASW’s projects as Construction Administrator. In addition to his role in the Architectural Studio, he assists the Urban Studio by participating in community workshops and charrettes while managing the development of Americana TND in Zachary, LA. His passion for Architecture and Planning as well as the enjoyment of working with other people has given him the ability to relate to clients and develop projects that exceed their expectations. These team efforts have led to numerous projects that garnered AIA Design Honor Awards and local INDesign awards.

Durham regularly participates as a Guest Lecturer and Design Critic for the School of Architecture at University of Louisiana at Lafayette.

RELEVANT PROJECT EXPERIENCE
- Americana Development, Baker Hughes, Camelot Brookside Nursing Home, City of Scott - Masterplan, Crossroads Church Building and Campus, Home Bank Operations, LPSS School District Site Analysis, Louisiana State University South Campus - Master Plan, University of Louisiana at Lafayette - Master Plan, University of Louisiana at Lafayette Cypress Lake Plaza, University of Louisiana at Lafayette Student Union, West End Redevelopment District - Master Plan, Yard 111 San Antonio - Master Plan

EDUCATION
- University of Louisiana at Lafayette - Bachelor of Architecture

PROFESSIONAL REGISTRATION
- Architectural Licensure - Louisiana

PROFESSIONAL BOARDS AND ORGANIZATIONS
- American Institute of Architects-South Louisiana - Member
- American Planning Association - National and Louisiana State Chapter

Bill Hunter
SENIOR URBAN DESIGNER / PLANNER, PROJECT MANAGER

Bill Hunter has over 13 years of experience in architectural and urban design, planning consultancy and academia. Having managed complex systems of community and institutional engagement, governance, and urban development he brings a diverse range of critical expertise to ASW in an Urban Planner and Community Design Strategist capacity. Prior to joining ASW, he worked professionally in New York, Zurich, and London for Studio Daniel Libeskind, Foster + Partners, and Heatherwick Studio among others on projects such as the Denver Art Museum and MGM City Center in Las Vegas. His international community planning consultancy work includes projects in Mumbai, Istanbul, Bangkok, the Philippines and Beirut.

Hunter is heavily engaged in academia, serving in 2014 as Senior Researcher and Adjunct Professor at UNLV’s Downtown Design Center leading community design studios and neighborhood research and a sustainable systems report for the City of Las Vegas. He is a regular guest reviewer at the School of Architecture at both ULLafayette and LSU.

RELEVANT PROJECT EXPERIENCE
- Recent significant project experience includes Consultant Team Project Manager for Lafayette Consolidated Government’s landmark Evangeline Corridor Initiative and co-lead designer on the Yard 111 Transportation Oriented Development in San Antonio, Federal City Master Plan in New Orleans/Algiers, and ongoing Campus Masterplan for McNeese St. University.

EDUCATION
- University College London, The Bartlett - Master of Science Urban Design
- Louisiana State University - Bachelor of Architecture

PROFESSIONAL BOARDS AND ORGANIZATIONS
- Lafayette Historic Preservation Commission - Vice Chair
- Preservation Alliance of Lafayette - President
- Downtown Lafayette Unlimited - Vice President of Membership
Historic Tax Credits: 3 Parts

To obtain both state and federal historic tax credits, three-part applications are required. TPA is well versed in the nuances of each. Our existing relationships with the regulating offices and our knowledge of proper documentation and submission protocol keep projects moving smoothly through this intensive process. Once successful, site owners are able to monetize the tax credits to help them fund construction. Federal tax credits can offset up to 20% of renovation/preservation costs, while the State level allows 20%.

1. Part 1 applications are used to evaluate the historic significance of a given building and confirm that it qualifies as a “certified historic structure” for the purposes of the tax credit. This involves gathering information about the building and property from public records with the specific intention of determining the building’s date of construction, its original appearance, and the dates of various modifications. Using the existing drawings and additional on-site verification, TPA prepares floor plans for submission use. Photographs are taken of existing conditions for submission documentation. If appropriate the team conducts a pre-demolition walk-through of the property with representatives of the State Historic Preservation Offices (SHPO) and National Park Service (NPS) to review the historic renovation approach.

2. Part 2 applications describe in detail the scope of planned rehabilitation work (treatment of windows, placement of partitions, treatment of interior trim and finishes, façade repair, HVAC design, etc.) and therefore can only be submitted after preliminary rehabilitation drawings have been prepared. During this process, we meet with a State Historic Preservation Officer to walk through the building and review the proposed changes. Obtaining SHPO input early in the process helps to inform our work and identify any elements of historical importance that they feel should be retained.

3. Part 3 applications document a project after it’s completion. We photograph and submit built conditions to both SHPO and NPS to verify that the project has been built according to the Secretary of Interior’s Standards.

Gabrielle Begue

**PRINCIPAL & CO-FOUNDER**

Gabrielle Begue is a co-founder and principal of Clio Associates LLC. She leads the firm’s architectural history division, as well as its research and historic rehabilitation tax credit consulting services. Recent preservation work includes tax credit consulting on several projects, including the World Trade Center/Four Seasons redevelopment, the Sts. Peter and Paul hotel redevelopment in Faubourg Marigny, and the Pontchartrain Hotel on St. Charles Avenue; historic district design guidelines for the City of Gretna; and property research for individual structures and historic context for Façade RENEW, a commercial corridor revitalization grant program.

Her recent National Register listings include 2 mid-century office buildings; a 1930’s-era public market; a former cotton oil mill in Natchitoches; an early 20th-century utilities complex in Baton Rouge; and a postwar maternity home and hospital, among others. Gabrielle meets the Secretary of the Interior’s professional qualification standards in historic preservation, history, architectural history.

**EDUCATION**

Tulane School of Architecture - Master of Preservation Studies
New York University - Bachelor of Arts, French Language and Literature

**ABOUT CLI-O**

Clio Associates LLC (C-L-E-Y-O) is a historic preservation consulting firm specializing in research, documentation, planning + design. Co-founded in 2013 by Gabrielle Begue and Beth Jacob, the firm aims to build a bridge between the preservation and architecture communities in New Orleans, greater Louisiana, and the Gulf region.

Clio Associates is a women-owned DBE and WBE/SE certified firm.

**RELEVANT PROJECT EXPERIENCE**

World Trade Center/Four Seasons – New Orleans, LA
- Historic Tax Credit Consulting

Sts. Peter and Paul Hotel Development – New Orleans, LA
- Historic Tax Credit Consulting

The Pontchartrain Hotel – New Orleans, LA
- Historic Tax Credit Consulting

City of Gretna – Gretna, LA
- Historic district design guidelines; Archival research, Photographic and written documentation production

1010 Common Street (Former Bank of New Orleans) - New Orleans LA
- Successful National Register Nomination

1808 Orleans Avenue (Former Treme Market building) - New Orleans, LA
- Successful National Register Nomination

Lafayette Cemetery No. 1 - New Orleans, LA
- Comprehensive preservation plan for historic site elements

The Façade RENEW grant program - New Orleans, LA
- Archival research, in collaboration with the Tulane Small Center for Collaborative Design and the New Orleans Redevelopment Authority
Yard 111

**PROJECT TYPE**  Transit Oriented Development  
**STATUS**  Master Plan Completed in 2017  
**LOCATION**  San Antonio, TX  
**PROJECT SIZE**  97 Acres

Yard 111 is envisioned to be a 97-acre, mixed-use project consisting of a mix of affordable and market rate housing, retail, senior housing, office and community facilities. Located in a suburban infill area of San Antonio, Texas. Utilizing the city of San Antonio’s VIA Metropolitan Transit System, Yard 111 connects residents to all the offerings and attractions of the city of San Antonio at large.

The master plan design features a robust town square, which will be the center of community life featuring events, recreation space, farmers market, etc. The new transit center, which is at the heart of the Transit Oriented Development, is strategically located near the town center providing transit riders direct access to all the amenities that Yard 111 has to offer.

River District

**PROJECT TYPE**  Urban Development District  
**STATUS**  Master Plan Completed in 2014  
**LOCATION**  Baton Rouge, LA  
**PROJECT SIZE**  40 Acres

Nicholson Drive Urban Development District is an infill development on both sides of the corridor connecting downtown Baton Rouge with Louisiana State University. This project focused on high-density loft-style living above retail and office space. Proposed improvements include, widening the state highway median to include a multi-use greenway that may become a light rail connection between downtown and the university in the future.

Situated between a revitalized downtown and a thriving urban campus, the district plan aims to be the unifying framework connecting the two, currently disconnected localities. Geographically, the Mississippi River borders the western edge of the site while the eastern edge maintains an ever-present connection to history with a new plaza that opens up to a historically significant plantation home. Historically, the plantation house had a constant view and connection to the river, and the plaza intends to maintain this connection through a more urban means. Here, the district will not only come alive with various events, but give a recollection of the history that is present. It is this history, juxtaposed with the progressive architectural aesthetic of the district, that serves as a metaphor for its surroundings. A connection to history with an eye towards the future.
Federal City

**PROJECT TYPE**  Historic Rehabilitation and Infill  
**STATUS**  Master Plan Completed in 2015  
**LOCATION**  New Orleans, LA  
**PROJECT SIZE**  114 Acres

Originally an active and vibrant naval base, this now decommissioned site consists of scattered historic and non-historic buildings of varying time periods and quality. The existing urbanism is broken with abandoned structures, parking lots, and underutilized parks and recreation areas. The master plan solution seeks to re-attach this broken fabric by connecting the historic buildings with appropriately scaled infill clusters providing a dynamic mixed-use street life.

The 114 acres directly adjacent to historic Algiers provides unprecedented opportunity for the city of New Orleans. An aggressive historic restoration strategy was the basis for the initial concepts generated through an intensive design Charrette capturing invaluable stakeholder input. This uniquely retrofitted community will provide a full range of housing types, offer meaningful recreation and civic spaces, as well generating critical economic development internally and for the surrounding area.

Lake Charles Lakefront

**PROJECT TYPE**  Mixed Use Lakefront Development  
**STATUS**  Master Plan Completed in 2015  
**LOCATION**  Lake Charles, LA  
**PROJECT SIZE**  28 Acres

As a part of its hurricane recovery, the City developed a comprehensive planning strategy for the redevelopment and revitalization of downtown Lake Charles and the lakefront – including the approximately 50 acres of lakefront property owned by the City. The City retained Architects Southwest to develop a design concept for the lakefront infill property utilizing smart growth principles.

The plan addressed both the frontage along I-10, proposing hotels and higher structures, as well as took advantage of the lake, by incorporating a series of boardwalks. A hotel in the form of liner buildings shield the existing parking deck and take advantage of the lakefront views. The lakefront master plan offers living opportunities as well as dining, retail, and commercial space all meant to compliment the vibrancy of the downtown which offers a variety of entertainment and economic options, attracting visitors, residents and businesses to the area.
The Julia

**PROJECT TYPE**  Multi Family Residential, Commercial, New Construction  
**STATUS**  Under Construction  
**LOCATION**  New Orleans, LA  
**PROJECT SIZE**  300,000 sq. ft., 198 Apartments  
**PROJECT COST**  $44,000,000

Planted firmly in the American Sector of the warehouse district, this new construction, mixed-use residential and commercial development remains sensitive to its historic surroundings while transforming an underutilized site into a vibrant neighborhood asset.

Just one block from the historic Julia Row, and spanning the entire length of a city block, a surface parking lot and warehouse parking structure are transformed into a 300,000 square foot building that includes ground floor retail space as well as parking and amenities for the 4 stories of apartments above. The apartments are served by two courtyards, a fitness room, pool, and 2 residential lounges along with an additional open-air rooftop amenity space.

To fit in with its historic surroundings, The Julia at St Charles exhibits a modern interpretation of classic proportions while incorporating traditional materials—primarily masses of brick and stucco. Considerable care in the building’s design was given to incorporating an existing carriage house (the only remnant from previously demolished historic mansion that occupied the site) into the overall development. A delicate expression of glass and steel interrupts the building mass to embrace the carriage-house, and create an intimate apartment lobby entry showcasing the relatively small structure, and marrying the historic to the modern.

The Marquis

**PROJECT TYPE**  Multi Family, Historic Rehabilitation, Retail, New Construction  
**STATUS**  In Progress  
**LOCATION**  New Orleans, LA  
**PROJECT SIZE**  61,000 sq. ft., 20 Condominiums  
**PROJECT COST**  $14,000,000

The Marquis, scheduled to start construction in spring of 2018, is a 6-story low-rise residential condo building located in New Orleans’ Lafayette Square historic district. The existing 1920’s warehouse located on site will be salvaged and kept as the face of the building, with new construction respectfully held back from the street to respond to the residential and historic nature of the neighborhood. Great care was taken during the design process by including valuable neighbor input to ensure that the building both respects the historic context of the residential neighborhood and provides a contemporary aesthetic to the new adjacent commercial corridor.

The building’s “L” shape massing provides both a primary street front with a residential entry and a secondary street front with direct parking garage access. There are 20 condominium units on the upper floors which vary from 1 to 4 bedrooms. Amenities include a private parking garage with car lifts, a 3rd floor rooftop pool that overlooks the main street, and private terraces for condominium units.
May & Ellis Co.

**PROJECT TYPE**  Multi Family Residential, Historic Rehabilitation, Interiors  
**STATUS**  Completed in 2016  
**LOCATION**  New Orleans, LA  
**PROJECT SIZE**  40,000 sq. ft., 25 Apartments  
**PROJECT COST**  $7,300,000

These two French Quarter buildings formerly housed furniture, with large, deep floor plates suited to furniture display and storage. To adapt these buildings for use as contemporary residences, the design needed to accommodate present life-safety code requirements, new building services, and a logical, clear plan with access to natural light.

Trapolin-Peer Architects created 25 residential units with ground-floor commercial tenants by carving light wells through the middle of each building. These carry light throughout the building and organize the plan with circulation at the center and residential units along the exterior of the building to capture natural light and views.

Great care was also taken to renovate the existing building structure including masonry and stucco repair, retention and repair of existing historic windows, and restoration of bead-board ceilings while introducing a contemporary language for the residential units.

---

World Trade Center

**PROJECT TYPE**  Historic Renovation, Historic Tax Credit  
**STATUS**  In Progress  
**LOCATION**  New Orleans, LA  
**PROJECT SIZE**  326,000 sq. ft., 350 rooms, 76 Condominiums  
**PROJECT COST**  $364M

Designed by Edward Durell Stone in 1964, the World Trade Center building is on the National Historic Register and is a prime example of New Formalism. The Four Seasons New Orleans is currently in the design development phase for renovation and new additions to the site.

The project consists of a 350 key luxury hotel, restaurants, ballrooms, a pool deck overlooking the Mississippi River, spa services, exhibit space, 76 residential units and a parking garage. The top floors of the 33-story building will include an observation deck with panoramic views of downtown New Orleans and the Mississippi River.

The design team is comprised of Cambridge Seven Associates, Woodward Design + Build, and Trapolin Peer Architects. TPA’s role includes the rehabilitation of the historic facade, historic interior elements, as well as facilitating the historic tax credit process.

*Renderings by Cambridge Seven Associates*
**Relevant Work - Trapolin-Peer Architects**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
<th>Type Description</th>
<th>Sq. Ft.</th>
<th>Apartments</th>
<th>Stories</th>
<th>Completion Date</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Downtown Mixed Use Project</strong></td>
<td></td>
<td>New construction mixed use development; 265,000 sq. ft.; 90 condominiums; 16 stories</td>
<td></td>
<td></td>
<td></td>
<td>In Construction</td>
<td>$50M, In Construction</td>
</tr>
<tr>
<td><strong>Factors Row</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 79,000 sq. ft.; 92 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2016</td>
<td>$13M, Completed 2016</td>
</tr>
<tr>
<td><strong>The Howard</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation and new construction mixed use development; 22,000 sq. ft.; 15 apartments; 7 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2015</td>
<td>$3.6M, Completed 2015</td>
</tr>
<tr>
<td><strong>800 Magazine</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 28,000 sq. ft.; 9 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2015</td>
<td>$9.75M, Completed 2015</td>
</tr>
<tr>
<td><strong>Good Counsel Apartments</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 30,000 sq. ft.; 22 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2016</td>
<td>$6M, Completed 2016</td>
</tr>
<tr>
<td><strong>The Academy</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation and new construction; 30,000 sq. ft.; 27 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2018</td>
<td>$7M, Completed 2018</td>
</tr>
<tr>
<td><strong>338 Baronne Street &amp; 840 Union Apartments</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 25,000 sq. ft.; 14 apartments; 4 stories</td>
<td></td>
<td></td>
<td></td>
<td>Construction Documents</td>
<td>$5.2M, Construction Documents</td>
</tr>
<tr>
<td><strong>Brent Building</strong></td>
<td>Pensacola, FL</td>
<td>Historic rehabilitation and new construction mixed use development; 84,700 sq. ft.; 26 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2017</td>
<td>$13M, Completed 2017</td>
</tr>
<tr>
<td><strong>925 Common Apartments (Phase II)</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 95,000 sq. ft.; 91 apartments; 7 of 15 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2016</td>
<td>$10.9M, Completed 2016</td>
</tr>
<tr>
<td><strong>Four Winds/FNBC Apartments</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 532,000 sq. ft.; 260 apartments; 23 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2015</td>
<td>$40M, Completed 2015</td>
</tr>
<tr>
<td><strong>Julia Row</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 36,696 sq. ft.; 20 apartments; 7 commercial spaces; 4 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2011</td>
<td>$3.5M, Completed 2011</td>
</tr>
<tr>
<td><strong>625 St. Charles Condominiums</strong></td>
<td>New Orleans, LA</td>
<td>New Construction mixed use development; 186,000 sq. ft.; 39 condominiums; 14 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2002</td>
<td>$17.5M, Completed 2002</td>
</tr>
<tr>
<td><strong>Standard Supply Condominiums</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 123,000 sq. ft.; 47 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Completed 2005</td>
<td>$18M, Completed 2005</td>
</tr>
<tr>
<td><strong>Clouet School Apartments</strong></td>
<td>New Orleans, LA</td>
<td>Historic rehabilitation mixed use development; 60,000 sq. ft.; 55 apartments; 3 stories</td>
<td></td>
<td></td>
<td></td>
<td>Construction Documents</td>
<td>$9M, Construction Documents</td>
</tr>
</tbody>
</table>

Downtown Mixed Use Project
09 April 2018
Relevant Work - Architects Southwest

Yard 111 - San Antonio, TX
Transportation oriented development (TOD)
97 acres

River District - Baton Rouge, LA
Mixed use urban development district and corridor plan
40 acres

Federal City - New Orleans, LA
Historic rehabilitation and infill development
114 acres

Lake Charles Lakefront - Lake Charles, LA
Mixed use lakefront development
28 acres

The Village of River Ranch - Lafayette, LA
Traditional neighborhood development
324 acres

UL Lafayette Master Plan - Lafayette, LA
University campus master plan
1,227 acres

Evangeline Corridor Initiative - Lafayette, LA
Comprehensive corridor plan and urban design concepts
5.5 mile stretch along the Evangeline Thruway including adjacent neighborhood communities

LSU South Campus Master Plan - Baton Rouge, LA
University campus master plan
239 acres

Lafayette Science Museum - Lafayette, LA
Historic rehabilitation in a downtown setting
75,000 sf

SLCC Health & Sciences Building - Lafayette, LA
3 story educational facility for a community college
65,000 sf

Terra Bella Village - Covington, LA
Traditional neighborhood development
463 acres

Acadiana Center for the Arts - Lafayette, LA
300 seat flexible performance venue and exhibition space
21,296 sf

CGI - Lafayette, LA
Two story office building for a global technology company
50,000 sf

UL Lafayette Student Union - Lafayette, LA
New construction multi-use facility
170,400 sf

West End - New Iberia, LA
Urban redevelopment district
600 acres

LPTFA Master Plan - New Iberia, LA
Urban redevelopment
7.6 acres
VISION STRATEGIES

EXISTING CONDITION ANALYSIS  42-43
DESIGN VISIONING  44-45
SCHEMATIC SITE USE STUDIES  46-47
As an initial design exercise, the team sought to diagram a concise set of variables specific to the project site. These include orientation, vehicular and pedestrian traffic patterns, building age, previous uses, building massing on site and nearby, and past renovations to the historic buildings. Additionally the team set out to understand current development impacts of adjacent properties, both private and public.
1. **ROCK ‘N’ BOWL**
   - New bowling alley, bar, and music venue with multiple event spaces for rentals.
   - **EXPECTED COMPLETION:** April-May 2018

2. **FILLING STATION**
   - Past popular outdoor dining spot recently placed under contract.
   - Expected closing within weeks
   - Redevelopment: pending

3. **THE JULIET**
   - Previous boutique hotel. Recently acquired by local shop owners.
   - Reopening following modest updates.

4. **COURTHOUSE**
   - Current and future renovations including some exterior modifications.

5. **DAT DOG / JEFFERSON STREET CORRIDOR**
   - Anchoring the more commercially active north end of the Jefferson Street corridor is the recent redevelopment for Dat Dog.

### Buildings

**A. POLICE STATION**
- **BUILT:** 1955-56
- **STORIES:** 1
- **SQ. FT.:** ~4,848

**B. POST OFFICE**
- **BUILT:** 1959-62
- **STORIES:** 1
- **MODIFIED:** 1976
- **SQ. FT.:** ~5,833

**C. LIBRARY**
- **BUILT:** 1959-62
- **STORIES:** 4
- **SQ. FT.:** ~29,658

**D. FEDERAL COURTHOUSE**
- **BUILT:** 1959-62
- **STORIES:** 2
- **SQ. FT.:** ~31,672

**E. BUCHANAN GARAGE**
- Current parish owned parking garage with structural issues which require regular mitigation.
Design Visioning

As the development and design teams began to formulate a comprehensive understanding of the project variables, the designers engaged in intensive explorations of a variety of site and massing strategies. These strategies represent a range of potential project directions, and should be understood as a preliminary toolkit. These tools allow the development team to consider multiple development approaches, each offering a specific set of assets and challenges.
**POTENTIAL SITE STRATEGY 1**

1. **MASSING STRATEGY**  Conservative building footprint maintaining most of existing site elements
2. **OUTDOOR AMENITIES**  Blend of on-grade & rooftop spaces contained within OFC site
3. **HISTORIC IMPACT**  Police Station removed; Historic tax credits available on library & OFC
4. **PARKING**  Existing Buchanan Street garage to provide monthly contracts

**POTENTIAL SITE STRATEGY 2**

1. **MASSING STRATEGY**  Modification & integration of OFC building into medium density massing
2. **OUTDOOR AMENITIES**  Blend of on-grade & rooftop spaces contained within OFC site
3. **HISTORIC IMPACT**  Police Station removed; negotiation with state & federal historic tax credits to allow modifications
4. **PARKING**  New expanded parking structure as proposed via the downtown Lafayette development district
5. **PHASE 2**  Opportunity for phased development across Jefferson Street
POTENTIAL SITE STRATEGY 3

1. MASSING STRATEGY  Removal of previously modified portions of historic building allowing more dynamic site strategy
2. OUTDOOR AMENITIES  Blend of on-grade & rooftop spaces contained within OFC site
3. HISTORIC IMPACT  Police Station & a portion of OFC removed; historic tax credits potentially available pending review
4. PARKING  New expanded parking structure as proposed via the downtown Lafayette development district
5. PHASE 2  Opportunity for phased development across Jefferson Street

POTENTIAL SITE STRATEGY 4

1. MASSING STRATEGY  By maximizing site flexibility, structured parking & increased density is attained
2. OUTDOOR AMENITIES  Blend of on-grade & rooftop spaces contained within OFC site
3. HISTORIC IMPACT  All existing buildings removed; no historic tax credits available
4. PARKING  Structured parking located within bounds of OFC site
5. PHASE 2  Opportunity for phased development across Jefferson Street
PROJECT FINANCING

OWNERSHIP/PARTNERSHIP 50
FINANCING TOOLS 51
ECONOMIC IMPACT AND BENEFITS 51
PROJECT PHASING DIAGRAM 52
ECONOMIC DEVELOPMENT DISTRICT 53
To ensure that the redevelopment of the OFC site serves as a catalytic development for Downtown Lafayette, we propose a Public-Private partnership via the creation of an Economic Development District (EDD). At present, an EDD structure can supplement the viability of the OFC redevelopment. Longer term, it can allow for increased area revenue by way of unified marketing and branding efforts for the downtown area. For this and future developments, an EDD can serve as a taxing authority on behalf of the city by issuing grants and bonds.

Our team has formulated the following recommendations in such a way where the city’s contributions are focused on amenities which improve not just the OFC site, but the downtown area as a whole.

With the contiguous property known as the OFC, our team anticipates its known hindrances to redevelopment. These include the needed mitigation of environmental hazards from the building and adjacent lots as well as the demolition of the old Police Station building along with all or part of the 2 story Post Office wing of the OFC building (in coordination with Historic Tax Credit modifications).

Upon completion of this preparation of the site, the team proposes that the city transfer ownership of the OFC site to the development team at a cost deemed by both parties to be appropriately subsidized. By incentivizing the purchase price of the property, the city will kick-start the feasibility of this development and provide immediate relief for taxpayers of an estimated $40,000 in annual holding costs on the unused property. A phased approach can be explored for the upgrade of public amenities and infrastructure investments that facilitate the success of this and future downtown development.

Ownership/Partnership

Public Infrastructure Upgrades
As downtown development goals become realized, density will greatly increase. In preparation, we would request city investment in the upgrade of electrical, sewer, and municipal water capabilities. Upgrades to utilities could be undertaken holistically and in phases, with the long-term development goals of the entire downtown area in mind.

Structured Parking Expansion
The size and shape of the OFC site makes the development of a structured parking garage within the mixed-use development impractical if the historic buildings are maintained in their current configuration. Our team proposes that a possible alternative to on-site parking is the demolition and redevelopment of the nearby Buchanan Garage currently held by the parish. Our understanding is that the existing garage has permanent structural issues which require persistent maintenance and repair, burdening the tax payers with an under-performing and undervalued structure. If the city could negotiate the transfer of the parish lot and combine it with the city owned property at the corner of S. Buchanan Street and W. Convent Street, a new structured parking garage could be constructed with increased capacity. This new garage could serve not only the current patrons of the Buchanan Garage, but also supply monthly contracts for future tenants of the proposed development, expanding a revenue stream for the city. This component relieves the need to develop impractically within the footprint of the OFC courthouse site, helping to bring the development closer to feasibility.

Urban Park (Public)
Phase 1: Once a new structured garage was available to future tenants of this development, a regular stream of pedestrian traffic would be established between the garage on Buchanan Street and the OFC development site on Jefferson Street. Currently a series of ground level parking lots exist between the garage and project site, all owned by the city. Our team proposes that the city redevelop these lots in conjunction with our design team to create an urban park and stormwater retention site. The park can be designed to utilize indigenous plantings, permanent lighting, and creative paving options to provide a public amenity which functions to provide safe and enjoyable passage from the garage at all times of the day. In addition to the enhanced pedestrian amenity, this park could retain thousands of gallons of stormwater during significant rain events and would aim to relieve localized flooding which occurs within this particular block. Lastly, the park would be designed to not only maintain the site’s use as festival grounds for the near future, but indeed to enhance the experience of the site as an event location during Festival International.

Phase 2: As proposed within this RFQ, our team envisions that the site of the park would eventually be transitioned into a second phase of development in addition to the OFC site. Our team proposes that the park could be designed in such a way as to retain pedestrian and stormwater amenities while also allowing future development as the downtown revitalization takes hold. This Phase 2 would be envisioned roughly 5 years following the completion of the OFC site development, and we propose a legal framework be defined now to allow for the future development of this site.

As described, we feel that the requested municipal enhancements not only bring this development into the realm of fiscal feasibility, but also serve to enhance the entire downtown area, further inspiring development and expanding the impact of the proposed private/public partnership.
Our team has years of experience in projects of this scale and has begun preliminary evaluations of the financing model a development of this caliber will require. We bring to the table particular expertise in utilization of tax and grant incentives aimed at promoting the redevelopment of historic urban sites. These sites, much like the OFC site, typically require high levels of capital needs as the properties are often in neglected states due to lack of maintenance. Such expenses would typically be prohibitively costly as they are borne by the developer, so our team has been specifically built to overcome such obstacles through the use of a variety of financial incentive tools. Listed below are a variety of such tools which our team has used numerous times in the past and which are potentially viable for this project.

- Property Tax Abatement
- Community Development Block Grant Funding (CDBG) with affordable units being earmarked specifically for artist housing
- Tax Increment Financing (TIF)
- State Historic Rehabilitation Tax Credits
- Federal Historic Rehabilitation Tax Credits
- Qualified Opportunity Zone
- New Markets Tax Credits

The developers, real estate specialists, and tax attorneys on this team have a deep understanding of the landscape of incentives. Before design even begins we are able to visualize both the values and restrictions each of these financial tools brings to the project. This intimate knowledge allows us to formulate a proposal which is financially viable and possible to execute with a high degree of certainty.

The designers on this team have unparalleled regional expertise in the realm of historic rehabilitation tax credit projects with over 100 adaptive reuse projects completed to date. Their experience in negotiating the Secretary of the Interior’s Standards for Rehabilitation have ensured millions of dollars in tax credits for their projects. These credits offset the added expense of rehabilitating historic building stock, while protecting the cultural history of the places in which they are utilized.

Economic Impact and Benefits

Downtown Lafayette is currently classified as a highly distressed census tract with median family income rates remaining below adjacent areas. An influx of housing which accommodates families of all income brackets may begin to offset this imbalance. Our team has seen in many development projects that when arts and cultural capital is coupled with density, community arises. We feel Lafayette has a unique opportunity to catalyze such connection through this project.

In the past 15 years downtown Lafayette has seen a revitalization largely driven through nightlife, arts, and cultural amenities. These sectors have not however transitioned downtown out of its commuter model, and the lack of permanent residents has led to an imbalance of commercial activity. While a small number of daytime retail establishments have managed to survive on and around Jefferson Street, they lack a robust population of patrons living within walking distance. Through the infusion of roughly 100 new households in Phase 1 of this development, our team envisions the growth of a more balanced commercial climate for downtown. Bars and restaurants will certainly remain but will find new neighbors in shops which sell produce, medicine, dry goods, and daily use amenities such as cleaners, coffee shops, and daycare facilities.

Our team also understands that a development which builds upon Lafayette’s identity as a nexus of the arts and authentic cultural experience can contribute a critical mass of its own. Contemporary planning ethos exhibits that economic development can be enhanced by concentrating creative capital. High tech and creative-class industries actively seek locations with cultural amenities for their workforce. The ability to live and work within the center of a cultural sector is increasingly seen as an attribute by young members of the information economy, and urban environments around the country have responded by offering dense, amenity-laden developments in an effort to recruit and retain this market sector. Lafayette has invested heavily in enticing high tech companies to the region, now it is time for the city to take the next step in urban lifestyle offerings.

The Urban Land Institute has estimated that a redevelopment of the OFC site alone would inject upwards of $160,000 annually, just in property taxes. Our analysis of similar projects within this market support the ULI estimate.
*A PROJECT TIMELINE AT THIS STAGE IS FLUID & SUBJECT TO CHANGE DUE TO POTENTIAL UNKNOWN VARIABLES.
Creation of the Lafayette Downtown Economic Development District

1. Establish Downtown EDD. Our team proposes establishing the Lafayette Downtown Economic Development District ("Downtown EDD").

LOUISIANA ECONOMIC DEVELOPMENT DISTRICTS

1. EDD’s Generally
   a. Economic Development Districts are special taxing districts that support economic development as the “special purpose”.
   b. An EDD is created to promote new development and/or to expand:
      (1) Induce new real estate projects in the district;
      (2) Provide new employment opportunities and retain existing jobs;
      (3) Improve and broaden the tax base; and
      (4) Improve the overall economy of the community.
   c. EDDs provide a mechanism for supporting new construction, expansion or renovation projects within a defined district by:
      (1) Capturing a component of increases in revenues derived from existing taxes that may be collected within the EDD in the future which are undedicated or specifically dedicated for economic development;
      (2) Collecting new taxes levied and collected within the EDD in the future, to pay the present costs of improvements, but without the direct obligation of the Governing Authority.

2. Specific Elements of an EDD in Louisiana
   a. An EDD is a Governmental Body.
      (1) The EDD is a political subdivision authorized by the Constitution and the Legislature.
      (2) The creation of the EDD has to be approved by the City or Parish as the appropriate Governing Authority.
      (3) It is subject to open meeting laws and public records laws.
      (4) Its financial affairs are subject to inspection by the State Auditor.
   b. The EDD and its Board are subject to the Louisiana Code of Ethics.
      (1) It is no different than a School District, Levee District, Fire District or other similar Special Taxing District, except its focus is economic development and redevelopment.
   c. Establishing an EDD.
      An EDD is established by the City and/or the Parish in which the proposed EDD is located.
   d. Geographic District.
      (1) The district is a geographical area that is very carefully defined so that there is a very accurate accounting of precisely where the taxes are generated that may be used for the project.
      (2) If there are registered voters living in the proposed District, 100% of the voters have to agree to the EDD or there has to be an election to approve the EDD. For that reason, the proposed EDD typically carve out registered voters.
      (3) The district can be a single building or as big as the Governing Authority wants it to be.
      (4) District boundaries can be adjusted after creation.
   e. Cooperative Endeavor Agreement
      (1) The details of the overall transaction are incorporated in a Cooperative Endeavor Agreement (“CEA”) between the Governing Authority, the EDD and the Developer.
      (2) The CEA typically includes:
         (a) The contribution of the Governing Authority, if any;
         (b) The pledge of all or a portion of the Governing Authority’s Sales Tax;
         (c) The agreement to levy a new tax;
         (d) The use of the proceeds;
         (e) The priorities for the distribution of proceeds;
         (f) The manner in which the distributions are to be made; and
         (g) The term.
   f. Incremental Existing Taxes.
      (1) If approved by the Governing Authority levying the existing tax, only the “increment” can be used by the EDD.
      (2) The Governing Authority levying the existing tax is always “held harmless” as to the amount of tax collected in the prior full calendar year prior to the creation of the EDD
   g. Levy of New Tax
      (1) R.S. 33:9038.39 authorizes an EDD (a political subdivision) to levy a new tax up to:
         (a) 2% sales and use tax;
         (b) 2% hotel occupancy tax and/or
         (c) 5 mills of ad valorem tax.
      (2) If qualified electors reside in the EDD, unless 100% of the voters join in the proposal for the EDD, a special election will be called. A favorable vote of a majority of the voters voting in the election is necessary to approve the proposed tax.
      (3) If there are no qualified electors residing in the EDD, an election is not required. For that reason, EDDs are typically created by excluding all qualified electors residing in the proposed EDD.
   h. Permitted Use of EDD Fund. The following are only some of the examples of permitted use of EDD funds:
      (1) Property acquisition
      (2) Demolition, clearing and grading
      (3) Construction and renovations of buildings, improvements and/or amenities, private and public
      (4) Streets
      (5) Design and construction of parks and open areas
      (6) Drainage infrastructure
      (7) Sewer
      (8) Utilities
      (9) Sidewalks and pedestrian ways
      (10) Parking facilities, including parking structures
      (11) Plazas, landscaping, fountains, benches and similar amenities
      (12) Professional services, including planners, engineers, consultants, financial advisors, accountants and attorneys;
      (13) Financing costs, (conventional and bonds); and
      (14) EDD costs
   i. EDD Term.
      (1) The Term of the EDD is typically established in the CEA.

(Examples of terms are:
(a) Duration in Years without limitation as to amount of EDD funding (for example, 20 year term);
(b) Duration in Years with a limitation on the total amount of EDD funding (for example, the earlier of the payment of $10,000,000 or 20 years);
(c) Specific amount of EDD funding without a term (for example, $10,000,000);
(d) Duration or amount for priority payment to one party and then another allocation to the other party.

PROPOSED LafAYETTE DOWNTOWN ECONOMIC DEVELOPMENT DISTRICT

1. Specific Elements of the Downtown EDD
   a. Governmental Body. The Lafayette City-Parish Council will be the Governing Authority that will establish the Downtown EDD.
   b. EDD Board. The board of the Downtown EDD will be the City Parish Council.
   c. EDD Geographical Limits. The precise geographic limits of the Downtown EDD will be identified and proposed in the planning process to optimize the benefit of the Downtown.
   d. Use of Incremental Increase of Existing Taxes. No existing City or Parish taxes will be affected by creation of the Lafayette EDD.
   e. Creation of New Sales and Use Tax and Hotel Occupancy Tax.
      (1) We propose to create the following new taxes dedicated for economic development within the Lafayette EDD (“Lafayette EDD Taxes”):
         (a) 2% sales and use tax, and
         (b) 2% hotel occupancy tax.
      (2) We do not propose to levy new property taxes in the Downtown EDD.
      (3) The Lafayette EDD Taxes will be collected from all existing and new businesses within the Lafayette EDD.
      (4) Proposed Use of Lafayette EDD Taxes. We proposed that the taxes be used as follows:
         (1) Downtown Economic Development Projects.
            (a) Working with the Downtown Development Authority, numerous economic development projects will be identified now and in the future ("Downtown Projects") which will be funded in whole or in part by the Lafayette EDD.
            (b) The initial Downtown Projects will be listed in priority in the CEA, but there will be provisions for additions and modifications to the project list.
            (c) Although the assessment of the Lafayette EDD Taxes may appear to create a burden on existing realtors in the Lafayette EDD, it is contemplated that the development and implementation of the Downtown Projects will drive new business and customers into downtown which will actually generate new revenue for downtown retail businesses.
         (2) New Parking Garage. We propose that a new parking garage ("New Parking Garage") be designed, financed and constructed individually and collectively “Parking Garage Development Costs”:
            (a) Until the Parking Garage Development Cost are paid in full:
               (i) 2/3 for Downtown Projects and
               (ii) 1/3 for New Parking Garage
            (b) After payment of the Parking Garage Development Cost, 100% of the Downtown EDD funds will be utilized for Downtown Projects.
   f. Lafayette EDD Term. It is proposed that the term would be 99 years.
References

TARA HERNANDEZ REFERENCES
Townsend Underhill
Company: Stirling Properties
Email: tunderhill@stirlingprop.com

Kelly Longwell
Company: Coats Rose
Email: Klongwell@coatsrose.com

TONY GELDERMAN REFERENCES
Hayden Wren
Company: Corporate Realty
Phone: 504.581.5005

Jim Landis
Company: Landis Construction
Email: Jlandis@LandisLC.com
Phone: 504.838.3377

RICHARD ROTH REFERENCES
Lewis Stirling
Company: Stirling Properties
Email: lsti@stirlingprop.com
Phone: 504.975.4481

Craig Guidry
Company: MCC Group
Email: craig@mccgroup.com
Phone: 504.830.4224

TRAPOLIN-PEER ARCHITECTS REFERENCES
Ryan Gootee
Company: Ryan Gootee General Contractors, LLC
Phone: 504.669.7296
Email: rgootee@rggc.com

William "Bill" Hoffman
Company: Woodward Interests
Phone: 504.826.1150
Email: whoffman@woodwarddesignbuild.com

ARCHITECTS SOUTHWEST REFERENCES
William J Crist
Company: University of Louisiana at Lafayette
Phone: 337.482.2001
Email: wjc4092@louisiana.edu

Robert W. Daigle
Company: Southern Lifestyle Development
Phone: 337.981.4060
Email: robert@riverranchdev.com

Respondent Contact
Wayne Domingue
Architects Southwest (ASW)
534 Jefferson St.
Lafayette, LA 70501
337.237.2211
wayne@architectssouthwest.com