

BUCHANAN MIXED-USE PROJECT
PROPOSAL

LAFAYETTE CONSOLIDATED GOVERNMENT

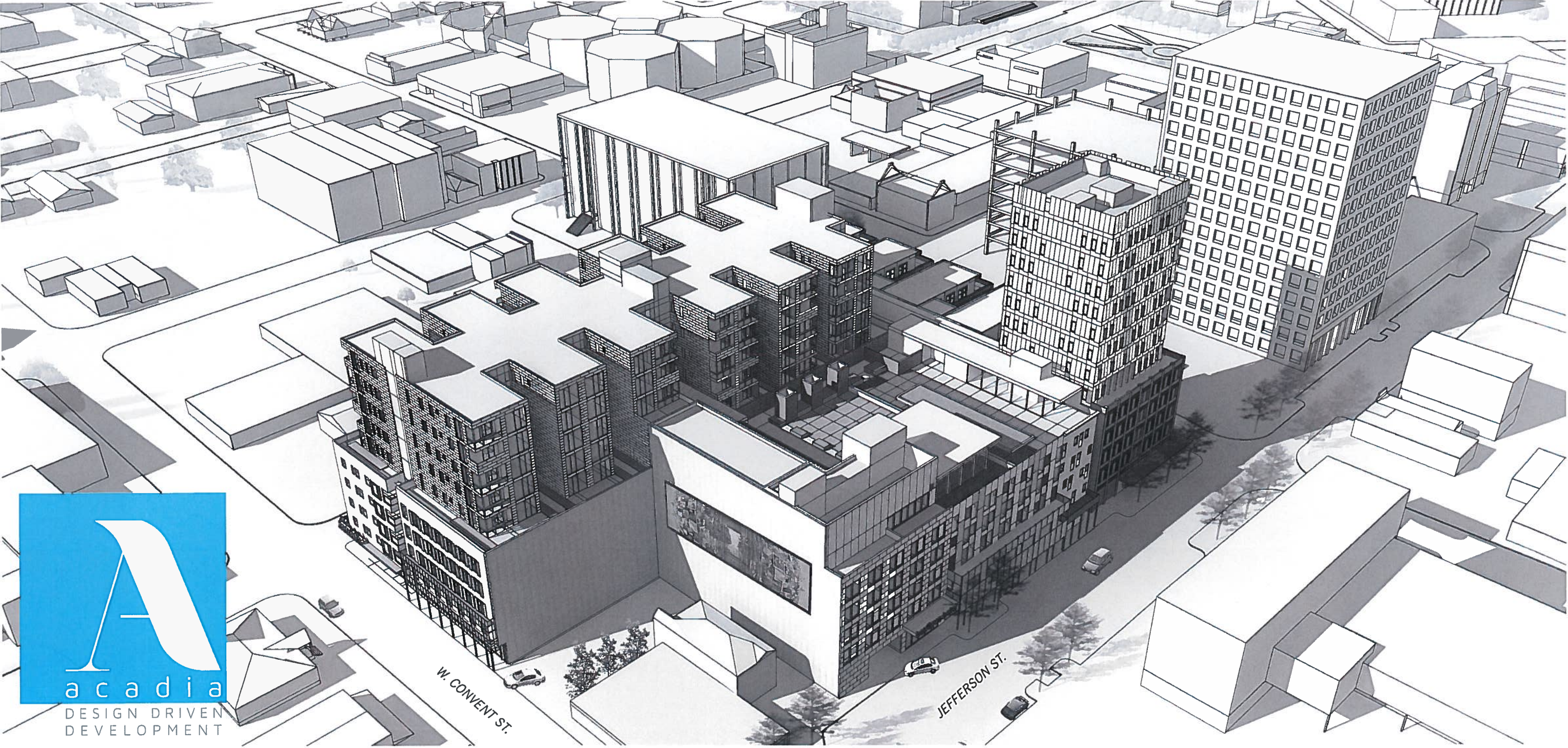


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COVER LETTER

Dear Mayor/President Robideaux, and Members of the Selection Committee:

Thank you for the opportunity to respond to the Request for Proposals for a public / private partnership to develop city-owned property at 821 S. Buchanan Street in Lafayette, Louisiana. We are thrilled to provide a plan that maximizes density on all potentially available lots and incorporates an essential mix of affordable and market rate housing with a strong retail and hospitality foundation. The completed mixed-use development in the heart of our downtown will transform the site into a vibrant, walkable, and active urban streetscape, while solving a key parking matter downtown. Our approach offers the right team, expertise and vision to realize your goals and objectives for this development and we are excited to move forward.

In addition to building upon tenets from the Downtown Lafayette Action Plan, we offer the following benefits of working with the team through our:

- Fully integrated and experienced team approach.
- Commitment to the local community.
- Ability to partner through a Public/Private Partnership process.
- Proven track record in design, development, and construction.

We feel privileged for the opportunity to leverage our collective talents to positively impact Lafayette's built environment, especially downtown. Our team is assembled of the best and brightest design talent, including emerymcclure architecture (design architects) and Morris Adjmi Architects (executive architects) each with a deep portfolio of experience in mixed-use (residential and retail). Walker Parking is our parking consultant with over 6,000 parking ramps in their portfolio across the United States. They will be an important team member and asset for the City of Lafayette as design progresses. Duplantis Design Group (DDG) leads the civil and structural engineering focus of our team. DDG has a proven track record throughout the region in a variety of large scale development projects. We feel very fortunate to pursue this opportunity with such an experience, integrated and collaborative team.

Acadia's fully integrated team approach results in all parties collaborating and focusing on the same vision as follows: Design and Build an intentionally crafted place that contributes to the economic and community value of the neighborhood, within real world budgets and time tables.

Through this overarching vision, our Proposal further details our intent to bring public parking, affordable and market-rate housing, hospitality, and retail development to fruition on this site. Tenets of the Downtown Lafayette Action Plan are also intended to weave through this development as an exemplary outcome of that work. A primary design is included for parcels currently under city ownership including parcels currently owned by private parties.

In summary, we are confident that you will recognize that our group has the right team expertise and vision to create the highest impact development on the identified site(s) for the benefit of the City of Lafayette, the downtown community, and its stakeholders.

Sincerely,
Acadia Design + Development Team



Tyler Patin, Assoc. AIA, Assoc. IIDA
Acadia Design + Development
Founding Principal + President

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 Buchanan garage site 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 location 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 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. 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 development in 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.

PUBLIC PRIVATE PARTNERSHIP

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 redevelopment of the Buchanan garage site 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 rarified, 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 team we have assembled represents a wealth of knowledge, trusted experience, and entrepreneurial passion that is unique not only to Acadiana, but exudes the type of capacity and project portfolio that measures up nationally. From redefining the built environment 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 buildings and enduring developments seen in the last twenty years.

Accuracy, efficiency and cost performance are always top of mind for our team. In the last three years alone, Acadia Design + Development has successfully delivered over 500 units within the United States on time and within budget.

A fully integrated design team approach.
Our integrated approach is focused on creating and implementing a unified vision.

An expert team with knowledge across sectors.
Outstanding experience in mixed-use multifamily housing, retail and parking combination to best fit the needs of the site, the neighborhood and the City of Lafayette. Furthermore, we are have a strong portfolio in mixed-use projects that bring multiple sectors/uses to one site, as well within one building. Finally, our parking structure portfolio includes multi-level parking across a variety of settings.

A commitment to the local community.
Strategic Partnerships between local firms and individuals (emerymcclure architecture, Morris Adjmi Architects, DDG, and Walker Parking) illustrate our team’s commitment to the City of Lafayette and provides a local point of contact for day to day project needs.

A proven track record.
Accuracy, efficiency and cost performance are always top of mind for our team. In the last three years alone, Acadia Design + Development has successfully delivered over 500 units within the United States on time and within budget.

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 modern architecture to the Buchanan garage 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.



OFFEROR TEAM

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OFFEROR TEAM PROFILE

Acadia Design + Development

Acadia Design + Development invests economic and intellectual capital where it can utilize innovative design solutions to improve the built environment, creating value for both stakeholders and the community at large. Capital, architecture, design, development, construction, and asset management are all executed through AD+D's multiplatform structure, allowing us to seamlessly and efficiently exercise our vision. Our team is comprised of a highly talented group of individuals who come from diverse professional backgrounds that include investment, development, design, construction, hospitality and asset management; their depth of knowledge and expertise has helped set the standard of excellence associated with the AD+D brand.

At Acadia Design + Development, we believe in the integration of design and construction at every stage of the creative process. By combining design and development under one roof, we offer a range of services unmatched by a conventional practice. Fundamental to our work is our belief that design should be realized and should get built. In every project, design proceeds simultaneously with a concern for construction. With this comprehensive understanding, we lead our clients through the entire process, assuming responsibility for executing a project that intelligently and creatively meets their needs. By integrating the talents of informed designers with the skills of inspired builders, Acadia Design + Development's work exhibits a refreshing clarity of detail and craft producing an aesthetic unique to each project.

Our creative team of professionals have years of proven experience in design and construction. We have designed and built a broad range of projects and properties throughout the United States and Canada.

Peregrine Interests

Peregrine Interests creates value through a development model supported by leveraging resources, environments, and sustainable practices for investors, tenants, and communities. We are made up of a team of passionate individuals, each bringing their own purpose to the table to create diverse and inviting spaces.

Our development and investment approach is rooted in patience and wisdom. With each opportunity, we take a long term approach to planning, construction, and property operations. We thoroughly analyze market data and take an unbiased approach to testing investment and development ideas. We then test again to ensure strategy accuracy and seek approval from our Senior Advisors, all the while paying attention to ever changing market trends and data. We continuously confirm the risks and rewards of any development or investment we take on prior to commencement and plan for a targeted exit strategy. Deal by deal, we are consistently working to build a portfolio of real estate assets for ourselves and investment partners. We are firmly committed to each project and commit our own capital alongside our investors.



Tyler Patin, Assoc. AIA, Assoc. IIDA

PRESIDENT AND CEO

Acadia Design + Development, LLC

Born and raised in the heart of Cajun Country, Tyler Patin studied Architecture at The University of Louisiana at Lafayette. He began his career in New Orleans and in the following years built experience with multi-family residential, healthcare, and hospitality developments at firms in Dallas and New York City. Working with internationally acclaimed firms such as Perkins + Will, Einhorn Yaffe Prescott, and Corgan, Tyler has applied his experience with projects such as the British Airways Terminal Renovation at JFK Airport and the Swedish Medical Center Expansion Project in Seattle to successfully complete work of significant scale. Tyler's goal is to provide excellence in leadership by identifying project needs and implementing plans to address them, mentoring young designers, and contributing significantly to the strength of the team as well as the success of the firm. Beyond the office, Tyler is an engaged member of the professional community, as an associate member of the New York City Chapter of the American Institute of Architects (AIA) since 2015. He is also an associate member of the Institute of Interior Designers of America. (IIDA)

Tyler actively applies his skills to benefit the broader community as a vocal advocate for music and arts education in local public schools. Away from the desk, Tyler is a voracious music enthusiast as well as a skilled and sensitive draughtsman with a body of intricate, ambitious freehand drawings, watercolors, and sketches. His passion for architecture and design and its importance to society is based on the principle that effective and beautiful architecture should be a symbiotic relationship with the places and people enriched by it.

RELEVANT PROJECT EXPERIENCE

Dahlia – New York, NY
Luxury multifamily residential development with 32 units.
Construction Cost \$136,000,000, Under Construction

Arpeggio at Victory Park – Dallas, TX
Multifamily residential and mixed use development with 378 units.
Completed in 2015

Woodview – Deerfield, IL
Multifamily residential and mixed use development with 248 units.
Completed in 2015

Waterfront at Pu'u'loa – Ewa Beach, HI
Multifamily residential development with 1,467 units.
Completed in 2016

Hotel Indigo Atlanta Midtown – Atlanta, GA
Hospitality development with 220 units.
Completed in 2015

Toyota Music Factory – Las Colinas, TX
Mixed Use and Hospitality development – 12 Acres
Completed in 2016

EDUCATION

University of Louisiana at Lafayette
Architecture

PROFESSIONAL AFFILIATIONS

American Institute of Architects . - Associate Member
International Interior Design Association - Member
Urban Land Institute - Member



Donna DeBiase

VICE PRESIDENT OF DEVELOPMENT

Acadia Design + Development, LLC

Learning the ropes of the construction industry through her father's construction business, Mrs. DeBiase has over 25 years of experience in project management and business development. Having owned and operated two successful general contracting companies in the northeast and southeast, Donna is a collaborative leader with a high level of initiative and energy. She exhibits a strong entrepreneurial spirit coupled with solid financial acumen and effective negotiation skills. Her attributes as an excellent problem solver with strong analysis skills and impeccable business judgement make her a huge asset to the Acadia Design + Development team.. With a proven track record of success in the construction industry, Donna's main goal is to live life with passion and a purpose.

Her passion for the construction industry is hard to miss – she enjoys working within Multifamily, Retail and Hospitality sectors. Her mantra is that people and relationships are most important – she strives to be a good person and give to others.

EDUCATION

Rutgers, The University of New Jersey - Camden
Bachelor of Science in Business Administration

PROFESSIONAL AFFILIATIONS

Member - US Chamber of Commerce
Member – International Council of Shopping Centers
Philanthropy Chair – New York Consulting Group

VOLUNTEER EXPERIENCE

Humane Society
ASPCA





C. Ryan Thomas

PRESIDENT AND FOUNDER Peregrine Interests, LLC

Ryan founded Peregrine Interests in February 2018 to capitalize on Historic Tax Credit revitalization projects in the Gulf South region. Ryan uses his experience as a Real Estate Portfolio Analyst managing a \$9 billion multifamily loan portfolio to unlock value in urban real estate assets. Ryan graduated from Hampton University with a B.S. in Management and currently resides in New Orleans, LA.

Ryan currently serves on the board of Team Gr3en Inc. a nonprofit dedicated to creating challenging and rewarding experiences both educationally and socially to underserved, underprivileged, and underrepresented communities.

EDUCATION
Hampton University
Bachelor of Science in Business

PROFESSIONAL AFFILIATIONS
Urban Land Institute .- Member

BOARD POSITIONS/RECOGNITIONS
Team Gr3en, Inc. - Board Member

RELEVANT PROJECT EXPERIENCE
Dew Drop Inn – New Orleans, LA
Historic rehabilitation and new construction - mixed use development; 14 guest rooms and rooftop amenity space/pool, restaurant, bar, recording studio and gift shop ; 2 stories
Conceptual Design and Investment



Lori Jackson, CFEI

CHIEF FINANCIAL OFFICER Peregrine Interests, LLC

Lori Jackson is a Financial Educator and Business Coach who helps empower individuals through financial literacy to reach their fullest potential. Lori worked as a Financial Advisor and in Supply Chain before starting her joining Peregrine Interests. Lori developed a unique skill set when working in these environments such as creating retirement plans, providing financial advice, negotiating contracts, and managing inventories. These skills allow Lori to think outside the box, combining her love of helping others with her analytical mindset. Lori now teaches others the importance of money as it relates to all areas of their lives. She provides individual coaching to help her clients reach specific goals. Lori uses her passion, knowledge, and skills to guide her students and clients to financial success.

RELEVANT PROJECT EXPERIENCE
Dew Drop Inn – New Orleans, LA
Historic rehabilitation and new construction - mixed use development; 14 guest rooms and rooftop amenity space/pool, restaurant, bar, recording studio and gift shop ; 2 stories
Conceptual Design and Investment

EDUCATION
University of New Orleans
Bachelor of Science in Business Administration
University of New Orleans
Masters of Business Administration

PROFESSIONAL REGISTRATION
CFEI – Certified Financial Education Instructor





Arpeggio at Victory Park

PROJECT TYPE Multi Family Residential, Mixed Use, Interiors
STATUS Completed in 2015
LOCATION Dallas, TX
PROJECT SIZE 378 Units

This 378 unit, five story luxury rental community is located in Victory Park just north of Downtown Dallas. With neighbors such as the American Airlines Center and Perot Museum of Nature and Science, Arpeggio's residents are surrounded by art and entertainment. Arpeggio was designed in coordination with the Victory Design Review Board and contextually complements the area's existing upscale communities – among them, the W Dallas Victory Hotel and Residences, The Terrace and The Vista. A resort-style pool, state of the art fitness center, cyber café, and dog park complete this luxury property.

Positioned near Dallas Area Rapid Transit's Victory Station, Arpeggio is transit-oriented and conveniently accessible by those who live, work, and play in the area



Woodview

PROJECT TYPE Multi Family Residential, Architecture, Interiors
STATUS Completed in 2015
LOCATION Deerfield, IL
PROJECT SIZE 248 Units

Acadia provided comprehensive design and development services for Woodview Apartments, a four-story luxury multi-family development located at Deerfield Road and Interstate 94 in Deerfield, Illinois.

The LEED-Certified 248-unit residence offers a mix of studio, one-, two- and three-bedroom floor plans complete with high-end fixtures and finishes. The residence was constructed around a centralized integrated parking deck to eliminate its visibility and provide parking for 418 vehicles.

The contemporary complex features a two-story clubhouse complete with a fitness center, a demonstration kitchen, a theater/entertainment venue, a bicycle shop and outdoor amenities including a resort-style swimming pool, dining and sporting areas, landscaped courtyards, walkways and a dog park.





Waterfront at Pu'uloa

PROJECT TYPE Multi Family Residential, Architecture, Interiors
STATUS Completed in 2016
LOCATION Ewa Beach, HI
PROJECT SIZE 1,457 Units

Nestled at Iroquois Point in West Oahu amidst pristine lagoons, private beaches and first-class amenities, Waterfront at Pu'uloa is everything you want in island living. Waterfront's rental homes and townhouses provide the perfect backdrop to enjoy the world-class beach, community-oriented activities and open spaces for indoor-outdoor living. The 2-, 3- and 4-bedroom, garden-style rental homes feature expansive floor plans, full-size washer and dryers and ample parking. The Waterfront at Pu'uloa was originally constructed by the military in the 1960s, with the addition of newer townhomes in the 1970s, and was used as Navy housing until 2003.

Residents at The Waterfront at Pu'uloa enjoy dramatic views of Diamond Head, a mile-long stretch of beach, waterfront walking trails and a wide range of amenities. Acadia was tasked with the design of a new community and fitness center among other renovations to existing residential units on the campus.



Hotel Indigo Atlanta - Midtown

PROJECT TYPE Hospitality, Architecture, Interiors
STATUS Completed in 2015
LOCATION Atlanta, GA
PROJECT SIZE 220 Units

Hotel Indigo Atlanta Midtown (formerly the Cox-Carlton Hotel, originally the Carlton Bachelor Apartments), is a historic building in Atlanta, Georgia.[1] The brick building was originally designed by the Atlanta-based architectural firm of Pringle and Smith in 1925. The building is located at 683 Peachtree Street Northeast.

This historic hotel is located in the heart of Atlanta Midtown, where it takes its soul-infused design from the Fox Theatre located directly across the street. The central location allows guests to be located just steps from countless Atlanta local gems and attractions. Guests and locals alike mingle on the patio and in the bar, where you can feel the energy and rhythm of our neighborhood – something that is equally Designed with vibrant, colorful hues, elegant furnishings and an inspiring, artistic flair, the





Toyota Music Factory

PROJECT TYPE Mixed Use, Hospitality, Interiors

STATUS Completed in 2016

LOCATION Las Colinas, TX

PROJECT SIZE 12 Acres

PROJECT COST \$175,000,000

Drawing inspiration from the nearby Irving Convention Center, Acadia – working in association with Gensler - designed an entertainment center that would fit seamlessly into the proposed site. Using brick, perforated panels, and a mixture of super graphics, an environment was conceived to house a large indoor/outdoor performance hall along with an attached retail component. Smaller, outdoor performing stages scattered within the retail component were placed for outdoor performances, with the possibility of use for a large music festival.

The Music Factory includes an eight-screen Alamo Drafthouse Cinema, 8,000-seat Live Nation indoor/outdoor concert hall, other entertainment venues, restaurants and specialty eateries. A four-story office building sits on top of the parking garage.



Dahlia

PROJECT TYPE Multi Family Residential, Architecture, Interiors

STATUS Under Construction

LOCATION New York, NY

PROJECT SIZE 36 Units

PROJECT COST \$136,000,000

Dahlia embodies the best of Manhattan's Upper West Side and is an exciting addition to the neighborhood. It consists of 36 two-, three- and four-bedroom homes that are as forward-thinking and elegant as a Dahlia itself. Filled with warmth and a refreshingly original design, Dahlia is a place where dreams blossom.

Taking advantage of everything a new building can offer, Dahlia incorporates the learnings of the area's rich architectural history to create a sophisticated and youthful presence. Thoughtful amenities, private on-site parking and smart home capabilities ensure that residents have everything they need, every hour of the day. The result is a differentiated building in the heart of a coveted neighborhood.

The façade introduces a new kind of exterior wall made from grandly scaled, imported European panels, allowing for greater articulation of angles inside the building. The cascade of floor-to-ceiling glass in a zigurat pattern affords sparkling natural light in the homes and establishes a human scale at the street





Relevant Work – Acadia Design + Development

Arpeggio at Victory Park – Dallas, TX
New construction multifamily mixed use
200,000 sf, 5 stories, 378 units, 2016

Woodview – Deerfield, IL
New construction multifamily
248 apartments; 4 stories, Completed 2015

Waterfront at Pu'uoloa – Ewa Beach, HI
Historic rehabilitation and new construction multifamily residential
1,457 apartments; Completed 2015

Hotel Indigo Atlanta Midtown – Atlanta, GA
Historic rehabilitation hospitality
220 units, Completed 2015

Toyota Music Factory – Las Colinas, TX
New construction mixed use development
12 Acres
Construction Cost \$175,000,000, Completed 2016

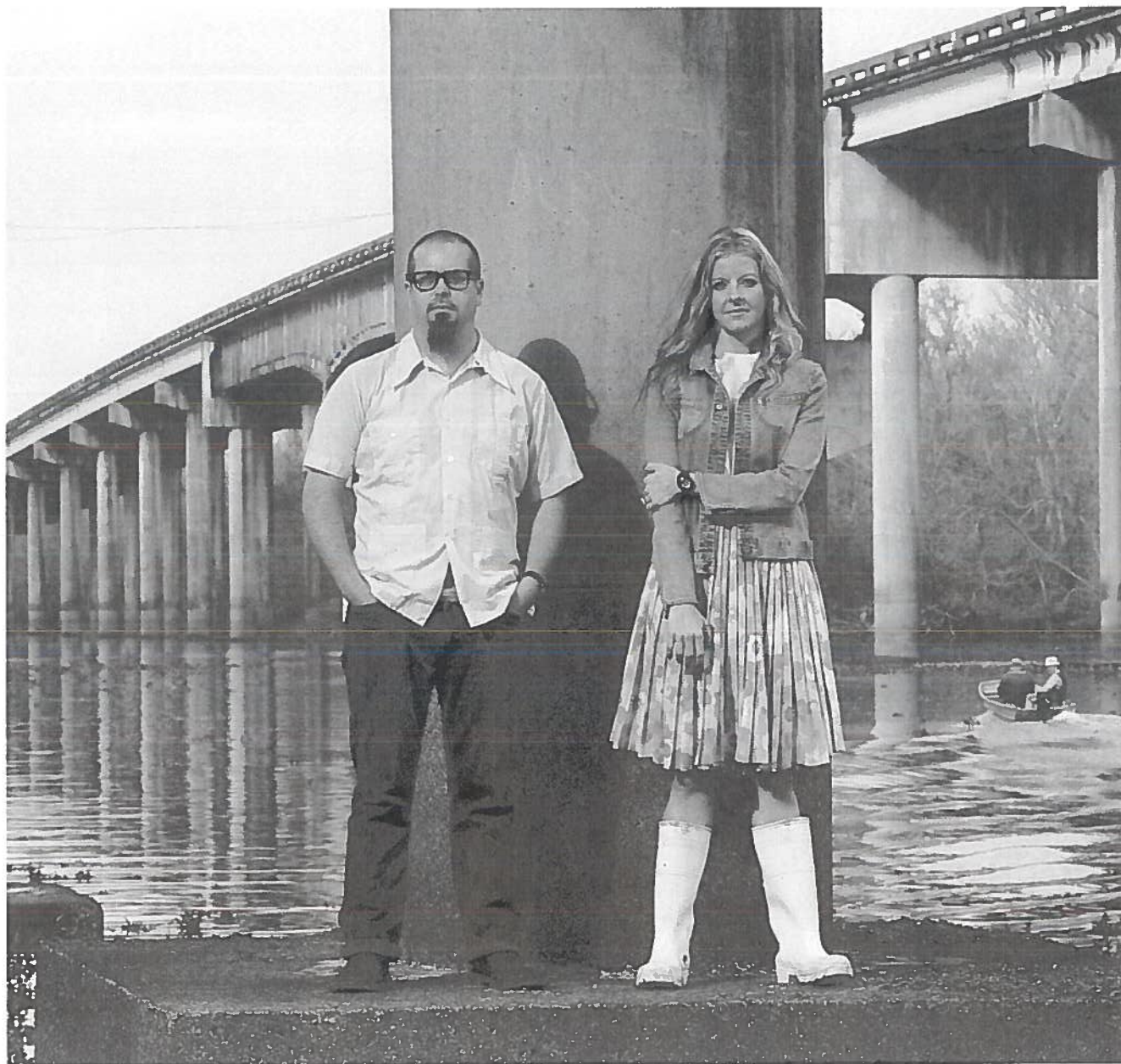
Dahlia – New York, NY
New construction multifamily
38 units; 22 stories
Construction Cost \$136,000,000, Under Construction

Canals at Grand Park - Frisco, TX
New construction multifamily
366 apartments; 4 stories, Completed 2015

The Premier- Houston, TX
New construction multifamily
256 apartments; 4 stories, Completed 2015

DESIGN TEAM

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Design Architects - emerymcclure architecture

emerymcclure architecture is a full service architectural design firm located in Lafayette, Louisiana. The firm is internationally recognized for its culturally relevant design projects and its design research in hot humid climates such as the Gulf South. The firm is led by active university educators and was founded in 1996 in New York City. Located in Southern Louisiana for the last 20 years, emerymcclure architecture has an established practice in residential works (both new and adaptive reuse,) as well as in speculative projects that investigate the larger scale of the architectural and infrastructural domain and its relationship to the natural climate systems. The firm is committed to design excellence and the unique built and social environment of the Gulf Coast region and successfully collaborates with its clients, municipalities, and design partners to achieve that excellence.

Michael A. McClure, AIA, FAAR and Ursula Emery McClure, AIA, FAAR, LEED AP BD+C, are architects and educators. The design research practice of emerymcclure architecture engages this mission through its design works (constructed and recognized locally, regionally, nationally, and internationally). The built work, writings, and design speculations of emerymcclure architecture have been published in a wide range of periodicals including professional, academic, and popular press. The firm has won numerous peer reviewed design awards, including recognition from the AIA and Architectural Record. Our sustainable urbanism work has won design awards, been published in Places Magazine, and is included in both books Interior Architecture Theory Reader (Routledge 2018) and Writing Urbanisms: A Design Reader (Routledge 2008), and was included as part of the 2006 and the 2010 Venice Biennale. This combined body of work and research was recognized by the American Academy in Rome through the awarding of the Gorham P. Stevens Rome Prize in Architecture 2008-09. Most recently the firm and its collaborators have been awarded Grand Prize in the 2013 Unbuilt Visions Competition, Finalists in the 2015 Field Constructs Competition, and had a design installation constructed and exhibited at two universities. Our most recently completed residence, BSL2 was awarded a Grand American Residential Design Award (2017) by the American Institute of Building Design. In 2018, the firm won Boutique Residential Firm of the Year by London's Corporate Live Wire. The firm's mission to consistently search for, to question, and to define the assemblage in order to reveal and contribute to the elusive and yet constructed potentialities found within complex systems, enables us to practice design research wherever we are located and to date we have been successful in our efforts. They lecture on their work at numerous conferences and universities and often find themselves between the global petro-chemical infrastructure and an alligator.

Executive Architects - Morris Adjmi Architects (MA)

Morris Adjmi Architects (MA) interprets the forces that shape our cities to design buildings that are both contextual and contemporary. The firm's team of architects and interior designers is guided by a shared belief that timeless ideas about beauty and harmony can be integrated into the modern built environment, but the expression of those ideas must reflect the way we live today. MA's collaborative, research-based approach has helped establish the firm as a leader in the revitalization of post-industrial neighborhoods and historic districts with commercial, residential, and cultural projects that are imbued with a distinct sense of place and purpose.

Morris Adjmi established MA in 1997 following a 13-year collaboration with Pritzker Prize-winning architect Aldo Rossi. On that strong foundation, he built a practice inspired by the arts and by new technologies that is recognized for its thoughtful engagement with context, creative use of materials, and sophisticated designs.

Based in New York City, MA recently opened an office in Adjmi's hometown of New Orleans. With a combined staff of more than 100, the firm has completed over 5 million square feet of built space, with another 10 million square feet currently underway in Atlanta, Baltimore, Boston, Chicago, Detroit, Los Angeles, Miami, New York, Philadelphia, Tampa, and Washington, DC. The firm has won more than 25 design awards for its work.



Multi-Family Mixed Use

The Acadia Design + Development team has celebrated extensive success with multi-family residential and mixed use 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. 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 Acadia 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.

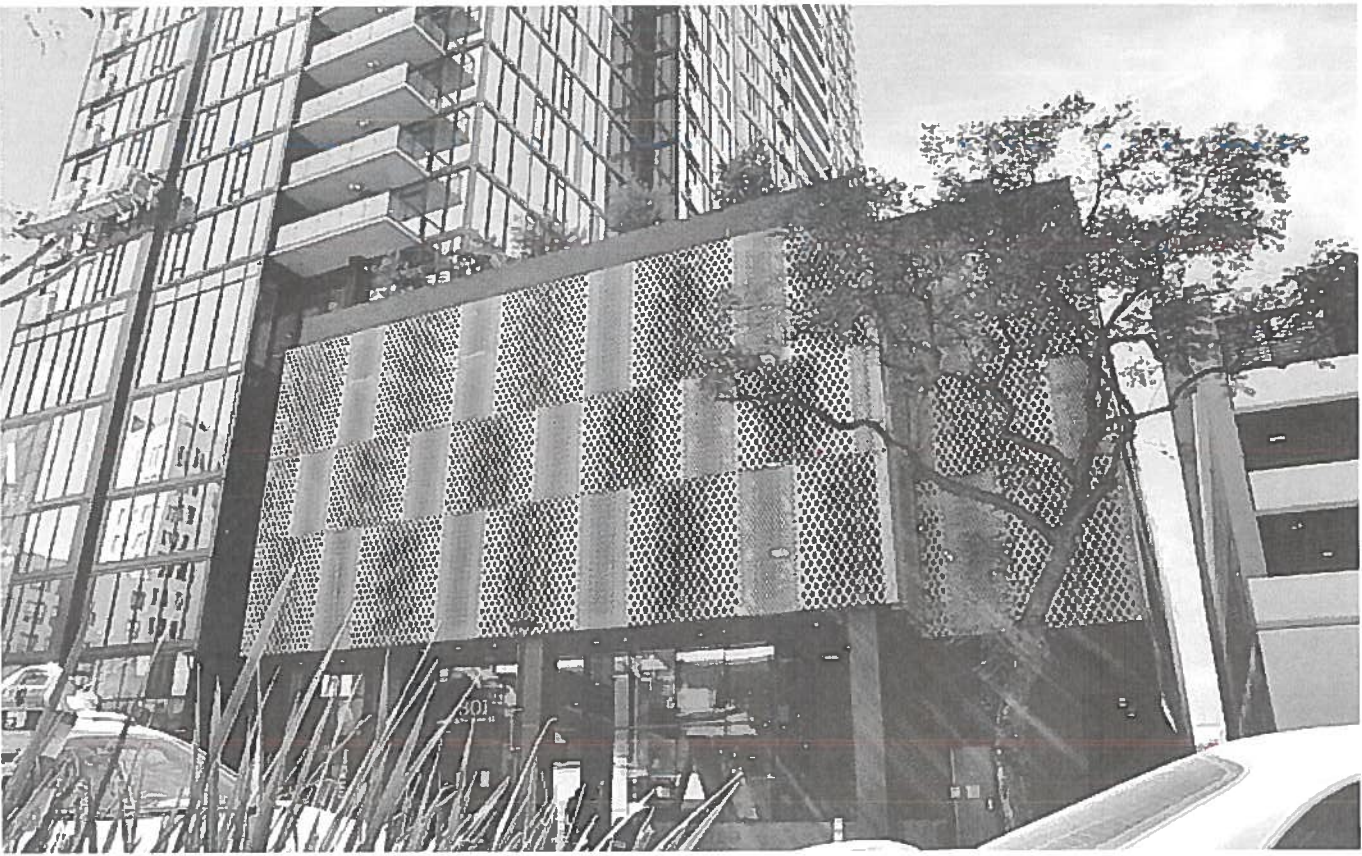


Parking and Infrastructure

Combining retail, residential, commercial, and office space, mixed-use developments are becoming an increasingly popular method of utilizing space efficiently in densely populated areas. Having completed more than 150 parking projects for these types of developments since 2000, the Acadia Design + Development team is an industry leader in providing design and consulting services for mixed-use garages.

In addition, our team has worked on countless garages for retail, residential, commercial, and office projects. Combining our knowledge from each of these market segments allows us to ensure that the parking needs of a mixed-use development are met. Our experienced team will communicate with the City of Lafayette to fully understand the vision for the development, guaranteeing that parking is easily accessible for a wide variety of users.

Our team is dedicated to providing cutting-edge solutions to the parking issues addressed by the City of Lafayette. Acadia's collaborative design approach allows us to minimize cost while maximizing space. For example, a shared-use analysis performed can be conducted at the start of the design process to verify that parking areas are being accurately designated. Making sure that parking layout and design is correct from the beginning can save thousands of dollars.



Urbanism Methodology

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 / CityPlanning

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

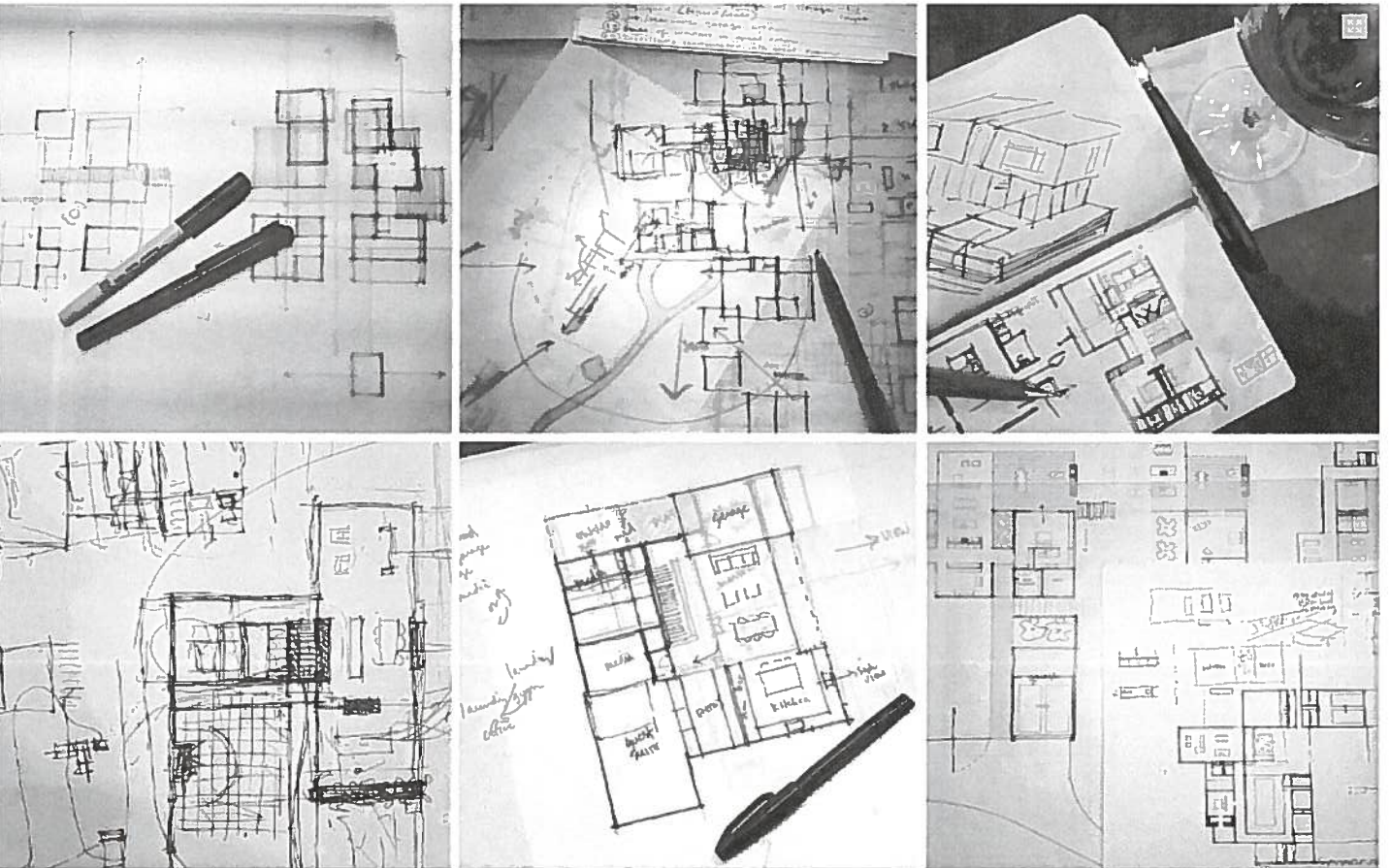
The successful design of mixed use properties hinges on the understanding between current needs and future planning. Our team is equipped to produce mixed use developments at various scales and purposes, from large collegiate masterplans and satellite institutions to technological innovation campuses. 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.

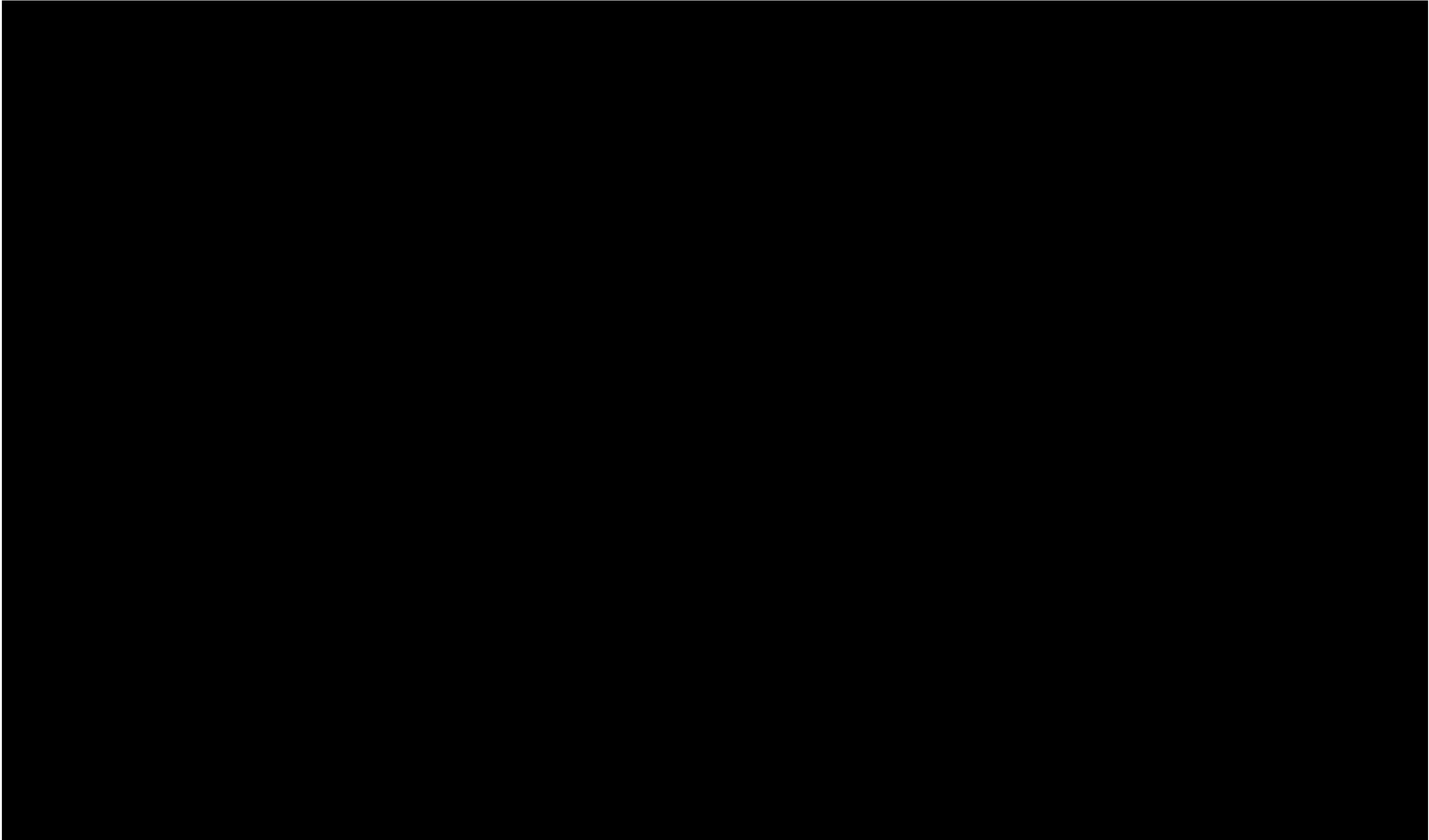
Neighborhood / TownPlanning

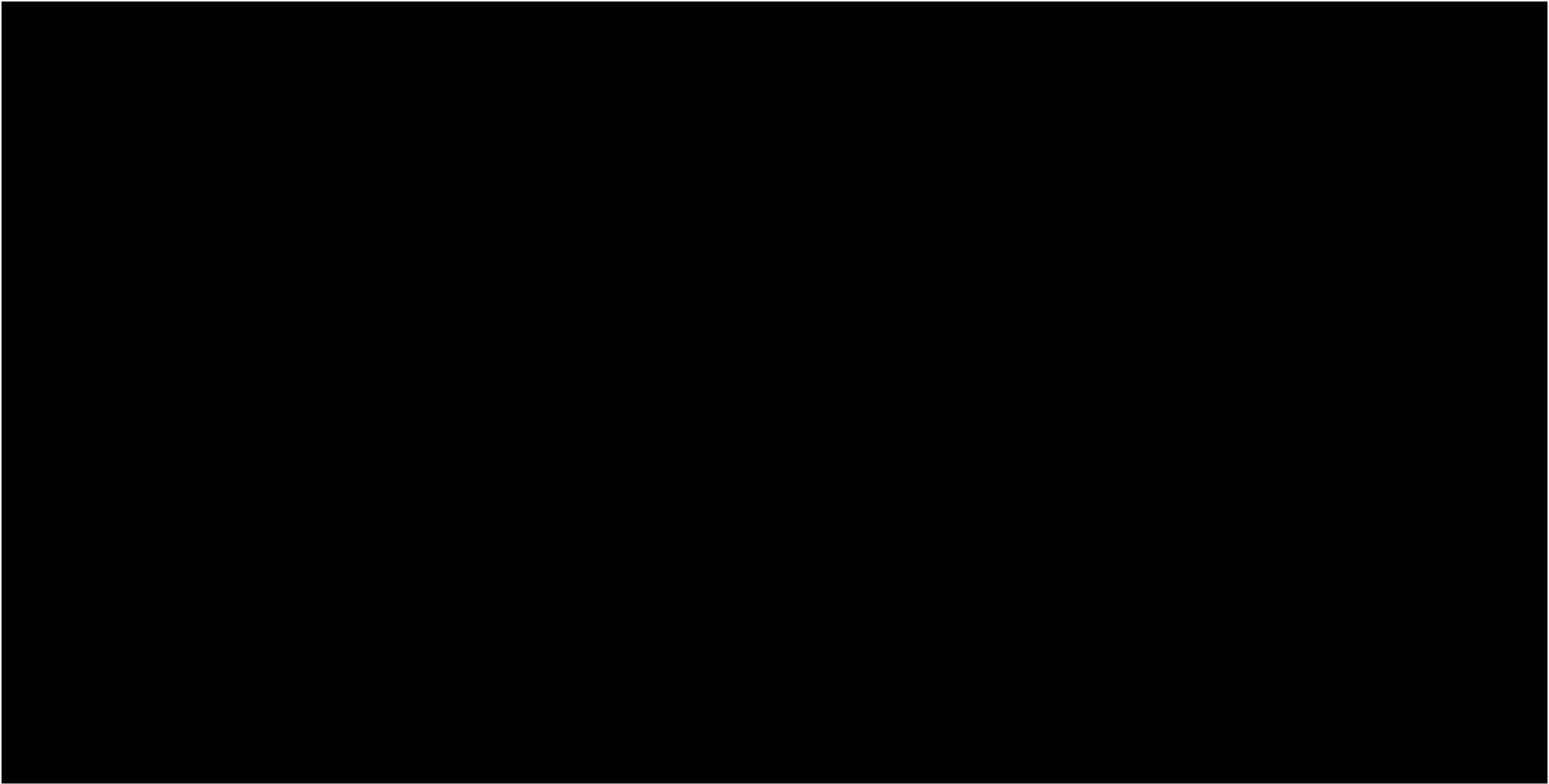
Our comprehensive approach to phase-based neighborhood planning echoes our urban design services, applying them to a localized scenario. By introducing ways to re-imagine residential developments through the use of new urbanist methodology and smart growth principles that promote a mix of uses, increased 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.









EDUCATION
University of Washington in St. Louis
Bachelor of Arts in Architecture
Columbia University
Graduate School of Architecture, Planning, and Preservation
Masters in Architecture

PROFESSIONAL REGISTRATION
Architectural Licensure – Louisiana
NCARB Certified

PROFESSIONAL BOARDS AND ORGANIZATIONS
Fellow – American Academy in Rome
American Institute of Architects
LEED AP BD+C

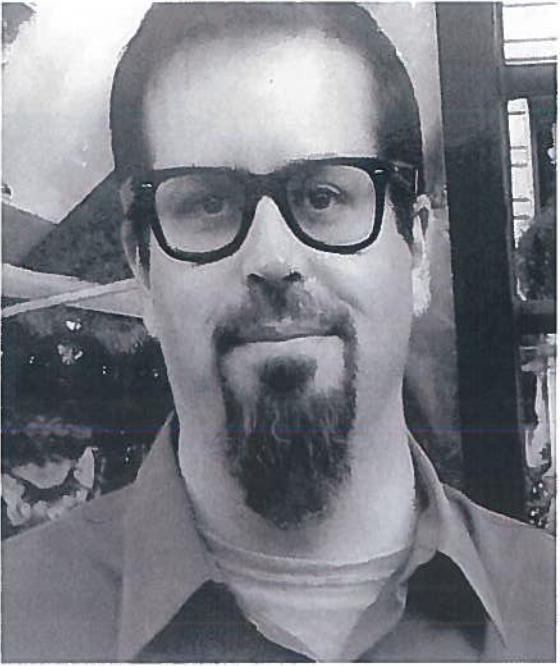
emerymcclure architecture

Ursula Emery-McClure, FAAR, AIA

FOUNDING PARTNER emerymcclure architecture

Ursula Emery-McClure is a founding partner of emerymcclure architecture and in addition to the firm, serves as a Professor in the School of Architecture at Louisiana State University. Presently, she teaches studios in the Masters of Architecture program and seminar courses that focus on Louisiana culture and architecture. She has also served as the Southwest Director for the Association of Collegiate Schools of Architecture.

She studied liberal arts at Washington University in St. Louis MO with a major in Architecture and a minor in History and received a Masters in Architecture from the Graduate School of Architecture, Planning, and Preservation at Columbia University, NYC. Before starting emerymcclure architecture with Michael A. McClure, Ursula worked in New York for both Wendy Evans Joseph and Mitchell Giurgola Architects. She was a project manager and construction administrator for Mitchell Giurgola Architects on two large-scale urban schools on Staten Island, NY and the Manhattan Family Courts Building. Most recently, Ursula was selected as ArchDaily's Most Innovative Practitioners (April 2018.)



EDUCATION
University of Washington in St. Louis
Bachelor of Arts in Architecture
Columbia University
Graduate School of Architecture, Planning, and Preservation
Masters in Architecture

PROFESSIONAL REGISTRATION
Architectural Licensure – Louisiana
NCARB Certified

PROFESSIONAL BOARDS AND ORGANIZATIONS
Fellow – American Academy in Rome
American Institute of Architects

emerymcclure architecture

Michael McClure, FAAR, AIA

FOUNDING PARTNER emerymcclure architecture

A founding partner of emerymcclure architecture, was raised in rural Pryor, Oklahoma. In addition to the firm, he currently is the Associate Dean for the College of the Arts and Distinguished Professor in the School of Architecture at the University of Louisiana at Lafayette. Professor McClure joined the faculty in the School of Architecture and Design in 2001. In 2011 he was awarded the UL Distinguished Professor Award. He holds a MARCH degree from Columbia University and a BA in Architecture from Washington University in St. Louis. He has taught at Pratt Institute in New York and at Tulane and LSU here in Louisiana.

Throughout his tenure at the University of Louisiana at Lafayette, McClure has made significant contributions to the architecture program winning advising awards and initiating studies with his students into ways of integrating architecture with the specific conditions of coastal wetlands. Before starting emerymcclure architecture with Ursula, Michael worked for Karen Bausman and Associates, Gluckman Mayner Architects, and Robert A.M. Stern.



Sara Michele Young, Assoc. AIA

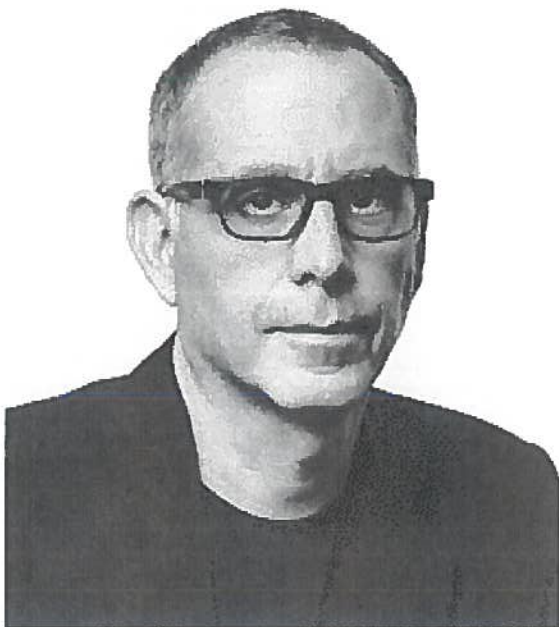
ARCHITECTURAL DESIGNER emerymcclure architecture

Sarah Michele Young, Assoc. AIA is a 2012 M.Arch graduate from the University of Louisiana at Lafayette. After graduation, she joined the faculty at her alma mater where she currently works as a tenure-track Assistant Professor. As an educator, she enacts a pedagogy that demystifies the design process and she has spearheaded several initiatives to respond to students’ emerging needs and to enhance overall studio culture. She focuses her academic research on the means through which educators, practitioners, and students communicate through and about design.

Since 2014, she has worked as a practicing designer with the award-winning critical practice architecture firm, emerymcclure architecture. As a project designer and as a partner in a speculative design team, emC&young, her work on both built and speculative projects has been nationally and internationally recognized and exhibited.

EDUCATION
University of Louisiana at Lafayette
Bachelor of Arts in Architecture
University of Louisiana at Lafayette
Masters in Architecture

PROFESSIONAL BOARDS AND ORGANIZATIONS
American Institute of Architects - Associate Member



EDUCATION
Tulane University
Masters of Architecture
Institute of Architecture and Urban Studies

PROFESSIONAL REGISTRATION
Architectural Licensure – Louisiana, New York,
New Jersey, Connecticut, Pennsylvania, Florida,
Washington DC

PROFESSIONAL BOARDS AND ORGANIZATIONS
Fellow – American Institute of Architects



Morris Adjmi, FAIA

PRESIDENT AND FOUNDER Morris Adjmi Architects

Morris Adjmi loves cities and is dedicated to understanding the history and complex forces that shape them. As the founder and principal of Morris Adjmi Architects (MA), Morris leads an office that specializes in interpreting those forces to create buildings that are contextual but unmistakably contemporary – buildings that may not feel like they’ve always been there, but feel like they should have always been there. The resulting work has put Adjmi at the vanguard of revitalizing post-industrial neighborhoods and historic districts with an architecture that bridges the past and the present without reverting to historicism or relying on nostalgia.

Adjmi’s passion for historic and industrial architecture was formed by the cast-iron French Quarter balconies and crumbling Creole cottages in his hometown of New Orleans and refined in New York and Milan during a 13-year collaboration with Pritzker Prize-winning architect, Aldo Rossi. Adjmi opened his own practice in 1997 and built on that foundational experience by reformulating this distinctly European approach into one more apt for the modern American city.

Today his work is known for its thoughtful engagement with history, distinct interpretation of industrial forms, and creative expression of materials. Adjmi’s integration of tradition and innovation has yielded a body of work that is sometimes subtle, often bold, but always deeply imbued with a sense of place and purpose.

When not in the office, Morris enjoys spending time in art galleries and museums, relaxing with his family in New Orleans, or feeding the chickens at his farmhouse in Connecticut.

Adjmi is a fellow of the American Institute of Architects and sits on the Board of the Tulane University School of Architecture. He has taught at the University of Houston and Columbia University and has lectured on historic and contemporary topics in architecture, including his own work and the work of Aldo Rossi, as well as a frequent participant on panels discussing the urban environment and adaptive reuse. He is the author and editor of several books on Rossi including Aldo Rossi: The Complete Buildings and Projects, 1981-91, Aldo Rossi: Drawings and Paintings, and Aldo Rossi: Collector’s Edition, as well as his own forthcoming monograph, A Grid and A Conversation: Morris Adjmi Architects.

Adjmi is a graduate of Tulane University (M.Arch’83) and attended the Institute of Architecture and Urban Studies in New York.



EDUCATION
Yale University
Bachelor of Arts in Architecture
Yale University
Master of Architecture
PROFESSIONAL REGISTRATION
Architectural Licensure – New York, Louisiana
NCARB Certified



Ian Mills, RA

STUDIO DIRECTOR – NEW ORLEANS Morris Adjmi Architects

Ian is the director of MA’s recently opened New Orleans office. With international experience in the architecture and cultural sectors he brings distinguished insight as project manager to notable projects like the Tampa EDITION Hotel. During his years at the firm he has worked on an array of residential, commercial, and master planning projects, including 465 Pacific Street in Brooklyn, 1800 South Bell in Crystal City, and the Gallaudet University Masterplan in Washington DC.

Ian earned his Bachelor of Arts in Architecture, as well as his Master of Architecture, from Yale University, where he was also editor of Perspecta: the Yale Journal of Architecture. He is a registered architect licensed in New York.



The Standard at South Market

PROJECT TYPE Multi Family Residential, Mixed Use, Architecture, Interiors
STATUS Completed in 2018
LOCATION New Orleans, LA
PROJECT SIZE 89 Units

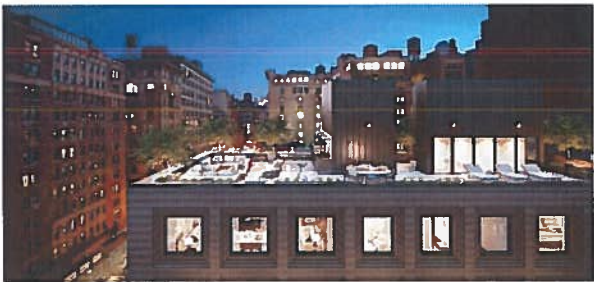
The Standard is a new residential building in the burgeoning South Market District in New Orleans, a historically industrial neighborhood. From the outside, the building's design reflects the rhythms and materials of nearby warehouses and former factories; inside, it offers a cool, contemporary, and creative respite from the city. At street level, the Standard anchors the city's Arts District with 24,000 square feet of retail space designed to accommodate art galleries and boutique retailers, and a lobby that doubles as a public art gallery and exhibition space. A palette of stone, bronze, and wood give these spaces a timeless charm that continues into the apartments, where high ceilings, white oak floors, honed marble counters, and locally made custom walnut cabinetry weave together historical craftsmanship and contemporary luxury. But the greatest luxury is the building's 30,000 square-foot roof deck, shaded by magnolia trees, that features a large saltwater pool, private cabanas, and an outdoor kitchen among other amenities.



116 University Place

PROJECT TYPE Multi Family Residential, Mixed Use, Architecture, Interiors
STATUS Completed in 2018
LOCATION New York, NY
PROJECT SIZE 5 Units

Located just south of Union Square, this six-story corner condominium's stepped brick details give its facade a depth and dynamism evocative of the neighborhood's mid-rise masonry buildings and brick townhouses, while still being rooted firmly in the present. The stepped motif recurs in the brick canopies marking the entries to the ground floor commercial space and residential lobby, at the top of the building where the masonry facade ends with a subtle inverted cornice, and, most visibly, in the stepped brick recessed surrounding the building's irregular grid of single-pane windows. The subtle shift in window sizes reflects the layout of the five full-floor units, whose open plans, muted oak and marble finishes, and custom shaker-inspired cabinetry, create a sense of continuity between the exterior and interior design.





465 Pacific

PROJECT TYPE Multi Family Residential, Mixed Use, Architecture, Interiors
STATUS Completed in 2016
LOCATION Brooklyn, NY
PROJECT SIZE 30 Units

Nestled between downtown Brooklyn and Boerum Hill, 465 Pacific offers 30 residential units over a retail base. The northern side of the seven-story building fronts Atlantic Avenue with retail space, while the southern faces Pacific Street with the residential entry. The predominantly brick building fits into the area's brick townhouses, while the metal-framed ground floor and upper levels pay homage to the historical ironworkers' neighborhood and introduce a modern language.



30 East 31st Street

PROJECT TYPE Multi Family Residential, Architecture, Interiors
STATUS Completed in 2019
LOCATION New York, NY
PROJECT SIZE 42 Units

30 East 31st Street weaves together architectural threads from NoMad's eclectic collection of churches, mansions, hotels, and high-rises. Fluted terra cotta piers rising up the facade of this 40-story residential tower to define bays of brass-framed windows before interlacing to form an elegant lattice crown whose pointed arches recall the neighborhood's Gothic Revival churches and Art Deco office buildings. Inside, the Gothic-inspired motif recurs in door and window frames, light fixtures, and other details. All of the building's open-plan units feature natural stone surfaces, wide-plank oak floors, walnut cabinetry, and floor-to-ceiling windows. The full-floor penthouses, located behind the interlacing piers, are distinguished by triangular windows reminiscent of those in the crown of the Chrysler Building. With its blend of historic influences, refined detailing, and expansive apartments 30 East 31st Street is a contemporary update of the classic New York skyscraper.





520 West 20th Street

PROJECT TYPE Office, Mixed Use, Architecture, Interiors

STATUS Completed in 2018

LOCATION New York, NY

PROJECT SIZE 85,000 sf

This commercial office building, located just off the High Line in New York's Chelsea neighborhood, bridges the past and the present with a contemporary steel-framed addition that appears to hover above a renovated brick warehouse. The exterior of the old manufacturing building has been preserved as a reminder of the renowned art district's industrial history, with patches of discolored bricks and faded advertisements left intact. Inside, its original concrete, brick, and timber elements remain, as do the generous factory ceilings, to imbue the new office spaces with a similar historic resonance. At street level, the spacious loading docks have been transformed into spacious gallery spaces to contribute to the neighborhood's vibrant arts scene. The bridge-like addition is respectfully set apart from the original structure, separated by a versatile glass-enclosed space and supported by two vertical cores derived from existing industrial elevators. Its bold, cantilevered-form houses contemporary office space as a minimalist alternative the post-industrial spaces below.



The Williams

PROJECT TYPE Multi Family Residential, Architecture, Interiors

STATUS Completed in 2016

LOCATION Brooklyn, NY

PROJECT SIZE 82 Units, 90,000 sf

Located on the site of a former industrial bakery in Williamsburg, Brooklyn, The Williams apartment building stands on a block surrounded by the Brooklyn-Queens Expressway, the Marcy Avenue J/M/Z elevated subway line, and the Williamsburg Bridge. The building was designed to balance the grand scale of the roadways and railways with the smaller brick townhouses and warehouses that are integral to the character of the neighborhood. Its two-story plinth evokes the industrial architecture that attracts many residents to Williamsburg, relating to the immediate context and scale of the street and encouraging new pedestrian activity. The 11-story tower rising up from the center of the plinth's landscaped roof is wrapped in a brick grid that defines three-story bays accentuated by a deep metal frames and subdivided by walls of operable, factory-style windows. It's scale complements the nearby infrastructure while still respecting the borough's history and architectural context.





Nuova Ostia Antica

PROJECT TYPE Multi Family Residential, Mixed Use, Architecture

STATUS Schematic Design

LOCATION Rome, Italy

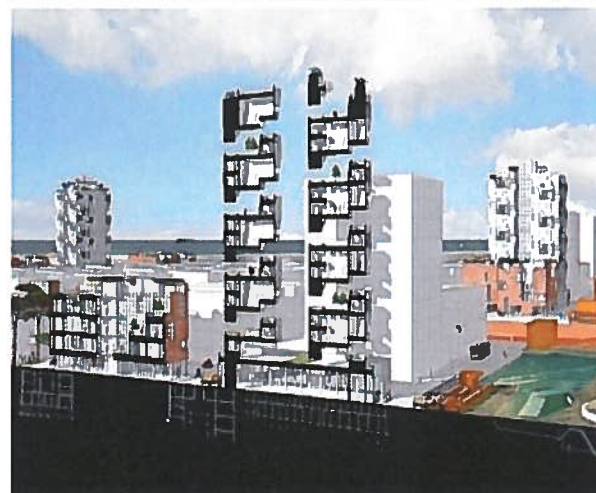
How can a contemporary investigation be simultaneously respectful and critical of as many factors in place-making as possible? At Ostia one must be respectful of its history, development, and connection to geographical situation. One must be critical of its problematic contemporary position of suburban sprawl, in-effective land use, and disconnect with the geographical surroundings.

What type of investigation can relevantly negotiate these unique environments toward the creation of a more vivid future? At Ostia one finds innumerable unique landscapes must be incorporated to fulfill its potential of a more vivid future: ecological, cultural, agricultural, infrastructural, etc.

Can an investigation, like the region, be simultaneously local and global? Ostia is local: its history, building typologies, land use are absolutely tied to its locality. Ostia is global: suburban sprawl, unplanned land use, ecological deterioration, etc.

How can infrastructure be an active agent in place making? Ostia was founded through its relationship to infrastructure: port, etc. Now, Infrastructure is required for habitation to control the flooding, to clean the river, to make potable water, to create power, to produce food, to sustain the environment, to provide access, to distribute goods. We engage infrastructure critically to activate environments. Ostia once again is situated well to test this engagement.

emerymcclure architecture



GATOR House

PROJECT TYPE Single Family Residential, Architecture, Interiors

STATUS Completed

LOCATION False River, LA

In Louisiana, where the natural environment is volatile, wet, hot, humid, and extremely fragile, most buildings seek to resist these extreme conditions. Contrary to the conventional approach, GATOR House encourages interaction with Louisiana's natural environment.

The camp consists of three sleeping rooms, a kitchen (indoor and outdoor), two "living" porches, one long side porch, two bathrooms, and a mezzanine. The lower-level porch functions as a dining area, and the upper-level porch acts as the home's living room. Off the upper porch, the guest bathroom is split into two parts (a shower room on one side and a toilet room on the other) to allow for simultaneous use. On the side porch, a wall of welded wire fabric provides handy hanging storage for life-vests, floaties, paddles, and other water-sport accessories. A mezzanine over the lower-level porch provides easy attic access which doubles as a kids' escape. All porches are screened, maximize ventilation and shade, and can be completely secured with nine roll-up doors when the owners return to the city for work.

emerymcclure architecture





Slatten 2 Residence

PROJECT TYPE Single Family Residential, Architecture, Interior Design

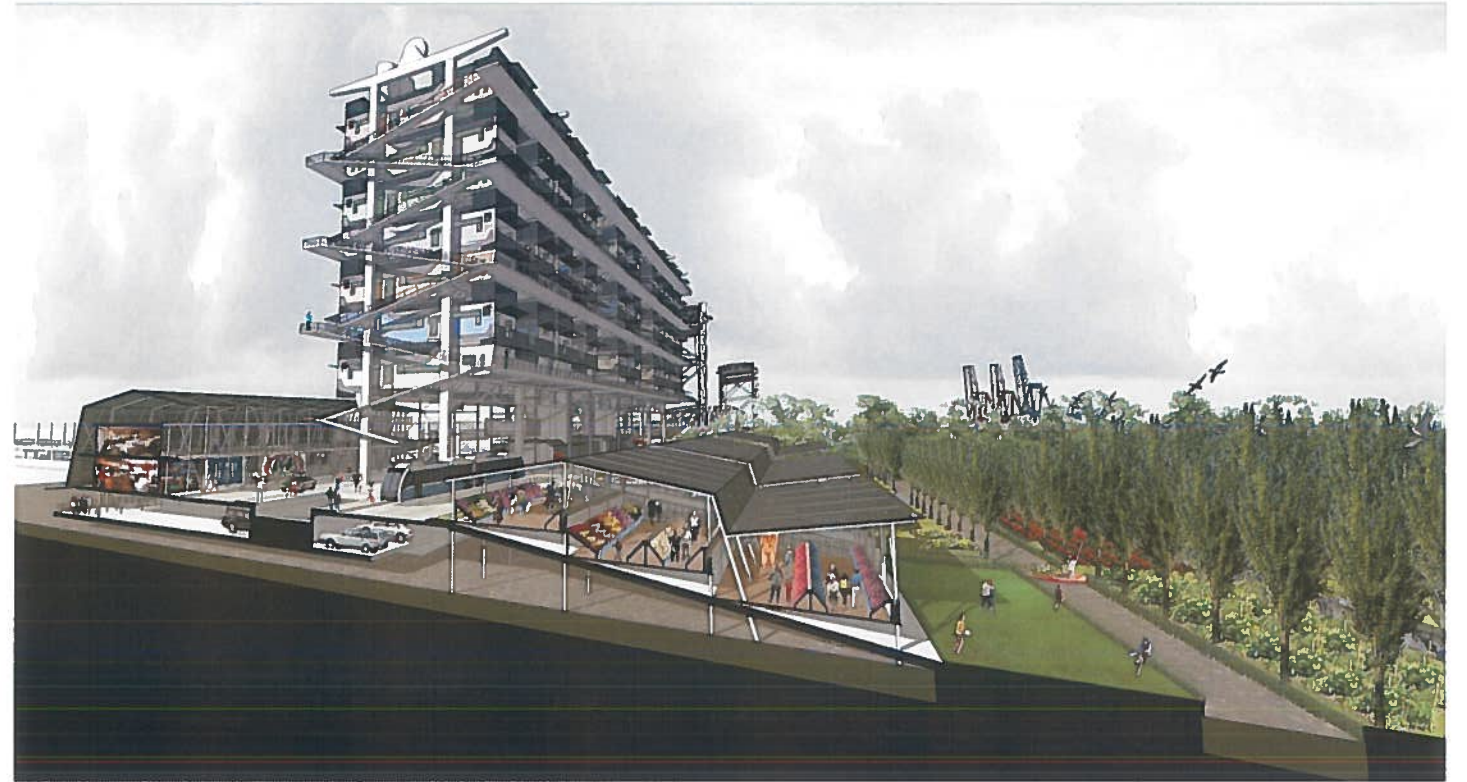
STATUS Completed

LOCATION Lafayette, LA

The Slatten 2 House is located in a design covenant controlled subdivision. Within the strict parameters, the owners desire a contemporary home with modern features. The site is very small promoting high density in this TND neighborhood. The home maximizes the site occupancy allowed and creates an internal exterior space with a large courtyard. This exterior interior blurs with the interior exterior through a 12' glazed door/wall system. Through this design act, the owners can have a private yard in an otherwise very dense community.

Internally the home consists of two major conditions, public and not. The public space consists of living, dining, and cooking. These activities are paralleled in the exterior courtyard blurring the interior with the exterior and expanding the capacity. In the interior, the public realm is highlighted by a shifting plane ceiling that creates spatial boundaries and alcoves for lighting features. The not public spaces lie immediately adjacent to the public, separated by barn doors and alcoves. Three bedrooms, an office, and two baths align the public realm. As the owners desire a place that is easy to navigate and clean as they get older, the home is all on one level, with no transitions, and surfaces easy to traverse: epoxy, bamboo, and tile.

emerymcclure architecture



NOKat

PROJECT TYPE Multifamily Residential, Mixed Use, Architecture, Interiors

STATUS Schematic Design

LOCATION New Orleans, LA

Design Invitational, "CounterMEASURES"

Exhibition: 2006 Venice Biennale Italian Pavilion "Cities Architecture and Society"

Scholarship and design-based investigations situated at the architectural scale often slip toward the space of the room or the expanse of the site. Indeed some of the most often studied projects of recent years operate within this larger field of space making. This topic seeks to provide a home for work beyond the precise scale of the building

When commissioned to speculate a design proposal for the rebuilding of New Orleans, LA we created NOKat. NOKat is a search for relevant building techniques in the 'terra viscus'. NOKat is an architectural project, an urban strategy, a water management system, an ecological re-intervention, and a cultural catalyst sited in the lower 9th ward of New Orleans, Louisiana that could be deployed across the watersheds of the Gulf Coast. It is a true investigation in an expanded field as it studies an entire habitation system and its relationship to a changing ecosystem.

emerymcclure architecture





HDHG

PROJECT TYPE Multifamily Residential, Architecture, Interior Design

STATUS Schematic Design

LOCATION New Orleans, LA

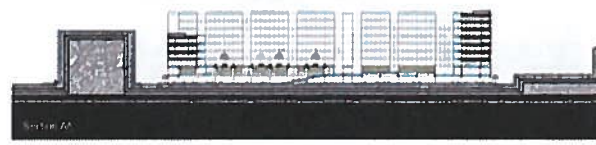
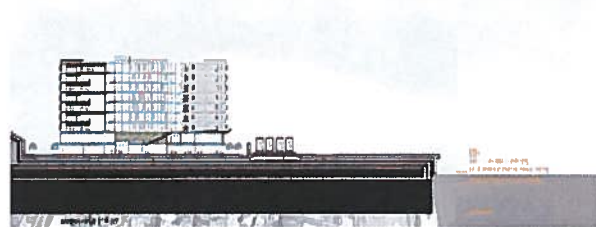
The competition, sponsored by McGraw-Hill Construction's Architectural Record and Tulane School of Architecture, called for a 160-unit housing community with mixed-use components on a high-ground site by the Mississippi River.

The project is exhibited in the Ogden Museum of Southern Art and in June 2006 online issue Architectural Record

In Southern Louisiana, there exists a unique hybrid ground for architectural investigations. This ground consists of geological, cultural, ecological, and tectonic conditions that interweave and overlap to create a non-repetitive, patterned identity of multiple and hierarchically understood variables.

We call this hybrid ground the "Terra Viscus: a super-saturated ground, one that is never completely solid or liquid, one that is never in stasis but in a continuous state of being made and being removed." The Terra Viscus condition allows us to vivify, to analyze, and to create relevant building strategies in the physical, cultural, and phenomenal identity that is Southern Louisiana.

emerymcclure architecture



BSL2

PROJECT TYPE Single Family Residential, Architecture, Interiors

STATUS Completed

LOCATION Bay St. Louis, MS

2017 ARDA Grand Award for Custom Homes, American Institute of Building Design

The BSL 2 House is a Gulf-side 2nd home in the historically designated area of Bay St. Louis. It is not only the client's second home but it is the second design and second site for the house. The simple goals for the home are to create a small interior 3 bedroom 2 bath house, efficient in space and low on maintenance while maximizing the exterior spaces. The more complicated goals include designing a house that can be open when occupied and closed when not as it is 300' from the Gulf of Mexico and must be secure from storms. For anyone who lives in hurricane prone areas, "boarding up the house" is an important part of storm preparation as it not only protects the home but also the neighbor's. The clients, who live just far enough away and along the major evacuation routes to make "boarding up" even more difficult than it already is, requested that the house could be boarded up as part of the design. They did not want the off-the-shelf hurricane shutters, they wanted large pieces of glass, and they wanted the house to look inviting even when it was closed for a storm or when the owners were away. Couple these goals with the historic district requirements and the design challenge is set..

emerymcclure architecture





Relevant Work – emerymcclure architecture

Nuova Ostia Antica- Rome, Italy
Multifamily mixed use development
Schematic Design

GATOR House – New Roads, LA
Single Family Residential
Completed

Slatten 2 House- Lafayette, LA
Single Family Residential
Completed

NOkat - New Orleans, LA
Multifamily mixed use development
Schematic Design

FARM – St. Gabriel, LA
Master Planning, Traditional Neighborhood Development
Schematic Design

HDHG- New Orleans, LA
Multifamily mixed use development
Schematic Design

BSL2 – Bay St. Louis, MS
Single Family Residential
Completed

640 Max House Baton Rouge, LA
Single Family Residential, Historic rehabilitation
Completed

Relevant Work – Morris Adjmi Architects

The Standard at South Market – New Orleans, LA
New construction multifamily mixed use
237,000 sf, 15 stories, 89 units, 2018

116 University Place – New York, NY
New construction multifamily mixed use
20,000 sf, Six stories, Five units, 2018

465 Pacific- Brooklyn, NY
New construction multifamily mixed use
85,000 sf, Seven stories, 30 units, 2016

30 E 31st Street- New York, NY
New construction multifamily
92,000 sf, 39 stories, 42 units, 2019

520 W 20th Street – New York, NY
Historic rehabilitation and new construction commercial
85,000 sf, Seven stories, 2018

The Williams – Brooklyn, NY
New construction multifamily mixed use
90,000 sf, 13 stories, 82 units, 2016

Landmark West Loop – Chicago, IL
New construction multifamily
326,000 sf, 31 stories, 353 units, 2018

207 W 79th Street –New York, NY
New construction multifamily
72,000 sf, 19 stories, 13 units, 2018

70 Henry Street – Brooklyn, NY
Historic rehabilitation and new construction multifamily
19,000 sf, Four stories, Five units, 2017

7 W 21st Street- New York, NY
New construction multifamily mixed use
288,000 sf, 18 stories, 288 units, 2017

55 W 17th Street – New York, NY
New construction multifamily mixed use
100,000 sf, 19 stories, 53 units, 2017

One South Hill – Washington, DC
New construction multifamily mixed use
575,000 sf, 13 stories, 383 units, 2017

Austin Nicholls House - Brooklyn, NY
Historic rehabilitation and new construction multifamily
347,000 st, Seven stories, 338 units, 2016

11 North Moore - New York, NY
New construction multifamily mixed use
72,000 sf, 10 stories, 18 units, 2016

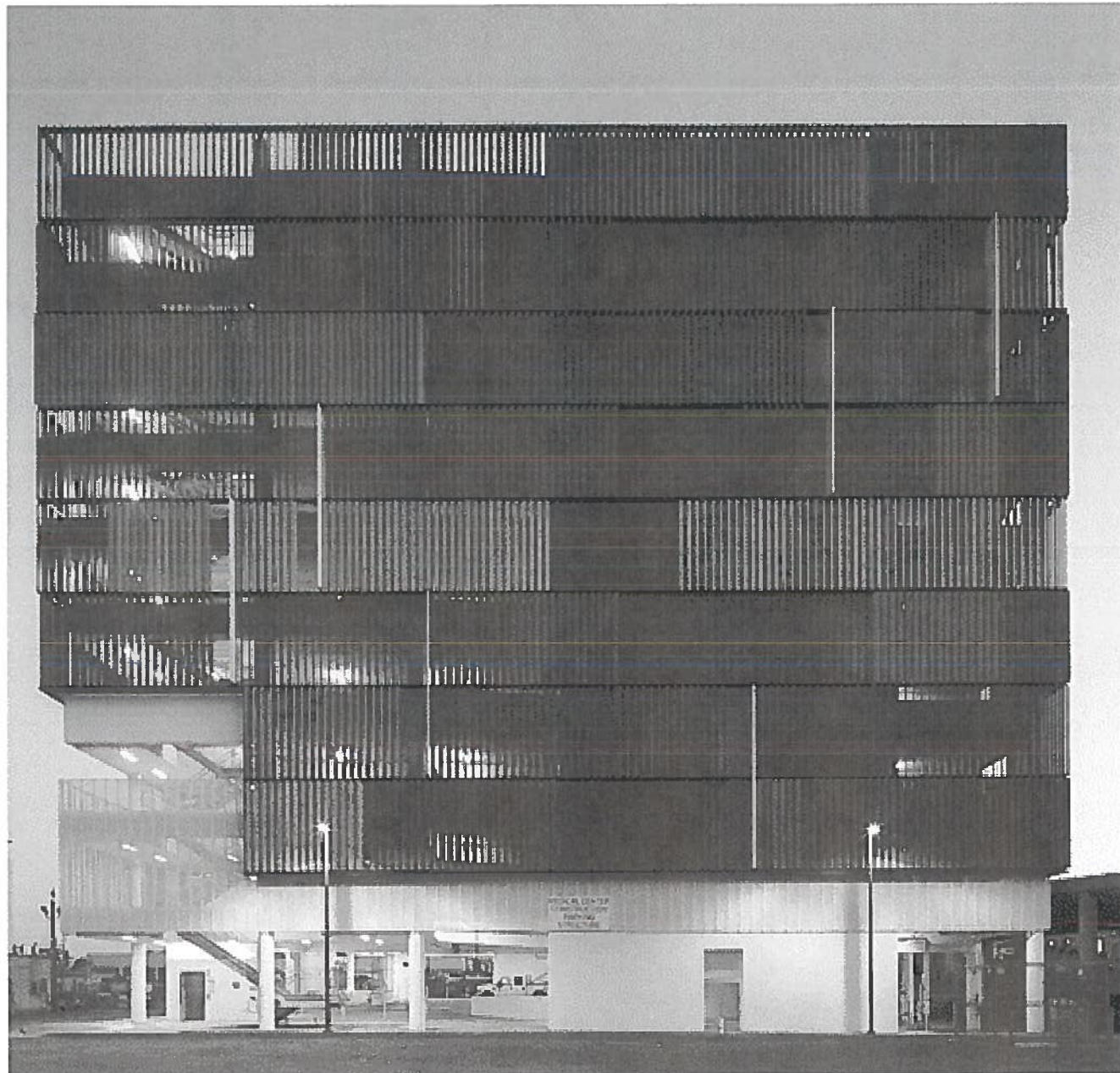
250 Bowery - New York, NY
New construction multifamily mixed use
48,000 sf, Eight stories, 24 units, 2013

254 Front - New York, NY
New construction multifamily mixed use
25,000 sf, Seven stories, 41 units, 2012



CONSULTANT TEAM

CONSULTANT TEAM PROFILES	40-41
CONSULTANT TEAM RESUMES	42-44



UCSF Mission Bay Medical Center Parking Structure,
Walker Parking Consultants with WRNS Studio, San Francisco, CA

Walker Parking Consultants

Walker Parking Consultants is a global consulting and design firm providing innovative solutions for a wide range of parking and transportation issues. Founded in 1965, the Walker is the worldwide leader in the parking field offering a full range of parking consulting, design, engineering and general restoration services. Walker is ranked 263 in Engineering News Record's 2014 Top 500 Design Firms and ranked 21 in Building Design + Construction's 2013 Giants 300 Engineering/ Architecture Firms.

Walker is focused on delivering the best project for the clients by listening to their concerns, researching and developing industry leading standards for their benefit and providing quality and implementable solutions to their problems. We do it right the first time! As a testament to our abilities, 90% of our projects are from repeat clients. Serving a broad spectrum of markets allows our staff to collaborate with a wide array of clients in order to develop best practices for their specific parking and traffic issues and help unlock the potential of their projects.

Walker prides itself in the ability to self-perform with a full complement of experienced personnel including planners, economists, architects, structural, mechanical, electrical engineers, graphics designers, operational and management consultants, material specialists, program and project managers.

What truly differentiates Walker from other firms? It's our philosophy of staff empowerment and their ability to rapidly diagnose a problem and arrive at an appropriate solution without delay. It's the firm's singular focus on parking and the desire to continually improve in all aspects of our work. It's our dedication to developing designs that are LEED complimentary through the use of recycled or locally produced materials, energy efficient lighting systems, photovoltaic panels and access controls that minimize vehicular queuing and thereby reduce carbon emissions. It's the fact that we monitor construction change orders and on Walker designed facilities they are 75% below industry average.

The simple fact is that by retaining Walker to be your consultant, designer or engineer you can be assured you will receive great value, a substantial return on investment and the peace of mind knowing you've retained the very best.

Duplantis Design Group (DDG)

Founded in 1997, Duplantis Design Group, PC (DDG) is an industry leader in the planning, design and management of various projects for multiple client types throughout our licensed territory.

Since 2000, the DDG team has been working in Houston and surrounding local communities, as well as across Texas. After several years of working in the region remotely from the firm's home office in Louisiana, DDG opened an office in Houston to better service existing clients in the community and to seek out new opportunities for the firm and its Houston staff. The Houston team is currently made up of a first-rate mix of tenured DDG employees and fresh faces, all of which have extensive experience throughout Texas.

The Houston office is led by Sam Thomas, PE. Sam has over 15 years of project management and civil engineering design experience as well as thirteen years of civil engineering land development experience throughout Texas. DDG's Houston operation is appropriately staffed to provide nimble and responsive professional service on a variety of projects. By integrating this local priority-based commitment and expertise with the resources of over 100 DDG professionals firm-wide, DDG is prepared to engineer projects which meet the standards of each unique situation.

Duplantis Design Group's philosophy is simple — maximize employee potential, and it will lead to maximized customer satisfaction. In order to achieve this goal, we have provided a challenging work environment that fosters a sense of accountability into each and every employee. This in turn fuels the passion that has driven us to become the leader in our industry and enables us to maintain long-term relationships with our clients.

By developing passionate professionals, we foster long-term relationships with valued clients.





Casey Wagner, PE

EXECUTIVE VICE PRESIDENT

Walker Parking Consultants

Casey Wagner is an Executive Vice President and Regional Leader for Walker's Western Region of the United States. He also sits on the company's Board of Directors. With over 20 years of experience at Walker, his responsibilities encompass every facet of parking consulting and design. His project expertise includes a wide variety of private, governmental, educational and healthcare projects, providing full design, parking consulting and restoration services.

As Regional Leader for Walker, Casey is tasked with supervising six offices in the western region. He is responsible for ensuring that decisions are made consistent with the company's vision, mission and core values; communicating corporate decisions, providing guidance and steering the progress of the regional offices.

EDUCATION

University of Illinois at Urbana-Champaign
Bachelor of Science in Civil Engineering

PROFESSIONAL REGISTRATION

Engineering Licensure – Texas, Arkansas, Oklahoma, and Louisiana

PROFESSIONAL BOARDS AND ORGANIZATIONS

Texas Parking and Transportation Association
Campus Parking and Transportation Association -
International Parking Institute
Urban Land Institute

PUBLICATIONS

"Competing for the Best and Brightest", Civil
+ Structural Engineer

"Starting on the Right Foot", The Parking
Professional Magazine

PRESENTATIONS

"Concrete Technologies", Texas Parking and
Transportation Association

"Campuses in Transition: The Move to
Controlled Parking", Campus Parking
and Transportation Association

"Parking Asset Maintenance - Restoring and
Maintaining the Built Environment", Campus
Parking and Transportation Association

RELEVANT PROJECT EXPERIENCE

Harris County On Call Services –Houston, TX
Parking Consulting

Austin Mexican American Cultural Center - Austin, Texas
Planning Study

Ellis County Detention Center Parking Garage - Waxahachie, Texas
Planning Study
Structural & Functional – 309 Parking Spaces & 3-Levels

City of Tyler, Fair Plaza Parking Garage - Tyler, Texas
Prime Design - 384 Parking Spaces & 4 Levels

Western Heritage Parking Garage - Fort Worth, Texas
Structural & Functional – 1,149 Parking
Spaces & 7-Levels

Comal Street Parking Garage - San Antonio, Texas
Parking Consulting – 963 Parking Spaces

Houston First Parking Garage - Houston, Texas
PARCS – 3,400 Parking Spaces

1019 Congress Plaza Parking Garage - Houston, Texas
Operations Study

1401 Congress Street Parking Garage - Houston, Texas
Planning Study



Jim Warner, PE

MANAGING DIRECTOR

Walker Parking Consultants

Jim Warner is the Managing Director of Walker's Design Resource Group, Director of Operations in the Houston office and a company Vice President. Jim started with Walker's Philadelphia office in 2002 as a Project Manager and relocated to the Houston office as the Director of Operations in 2007. He has been involved in numerous aspects of parking structure design, including structural design, detailing, specification writing, functional layouts, budgeting and cost estimating.

As the Director of Operations, Jim is responsible for the staffing of projects, quality control/assurance and technical development of the production staff. Prior to joining Walker, Jim worked for a precast concrete specialty engineering firm where he was responsible for the structural design, development of precast erection drawings and concrete shop drawings for precast concrete parking garage projects.

RELEVANT PROJECT EXPERIENCE

City of Tyler, Fair Plaza Parking Garage - Tyler, Texas
Prime Design – 384 Parking Spaces & 4-Levels

Ellis County Detention Center Parking Garage - Waxahachie, Texas
Planning Study
Structural & Functional – 309 Parking Spaces & 3-Levels

Fort Worth Arena Garage - Fort Worth, Texas
Parking Prime – 2,000 Parking Spaces

Western Heritage Parking Garage - Fort Worth, Texas
Structural & Functional – 1,149 Parking Spaces & 7 Levels

WMATA Dunn-Loring/ Merrifield Station Parking Garage - Vienna, Virginia
Parking Prime – 2,139 Parking Spaces & 9 Levels

City of Frederick Parking Garage #6 - Frederick, Maryland
Structural & Functional – 700 Parking Spaces

VIA US Park and Ride - San Antonio, Texas
Structural & Functional

Twinbrook Station Common Development Parking Garage - Rockville, Maryland
Structural & Functional – 336 Parking Spaces & 6-Levels

1019 Congress Plaza Parking Garage - Houston, Texas
Operations Study

Comal Street Parking Garage - San Antonio, Texas
Parking Consulting – 963 Parking Spaces





David Duplantis, PE

CHIEF EXECUTIVE OFFICER

Duplantis Design Group

David has served in a leadership role at DDG since founding the company in 1997, and is currently serving as CEO. Under his leadership, the firm has grown from a single office with a handful of employees to a multidisciplinary services operation with four Louisiana offices, two Texas locations, and nearly 80 talented employees. With the support of his partners, David promotes DDG's core values of Respect, Integrity, Client Satisfaction and Excellence internally and externally, and drives new discipline development. He consults on projects when needed as well.

David acts as the executive officer providing vision and long-range strategic planning for the firm; he operates an open-door policy and supports the growth and development of his employees. David encourages and supports participation by our employees in advancing the quality of life in the communities in which they live and work. These actions may be through leadership, mentoring, or recreational activities. Personally, he gives of his time to many community groups including the E.D. White Alumni Group, Restore or Retreat and Nicholls State Athletics.

EDUCATION

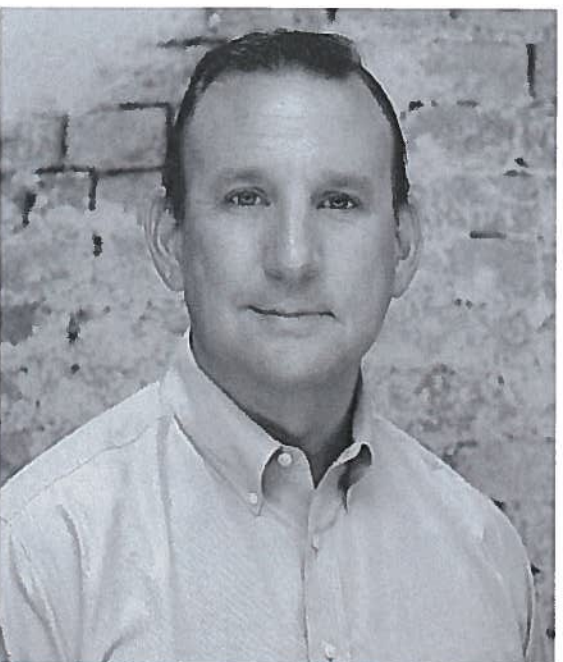
University of Southwestern Louisiana
Bachelor of Science in Civil Engineering

PROFESSIONAL REGISTRATION

Engineering Licensure – Louisiana

PROFESSIONAL BOARDS AND ORGANIZATIONS

American Society of Civil Engineers



Matthew Newchurch, PE, MBA, LEED AP

PRESIDENT

Duplantis Design Group

Matthew is responsible for the day-to-day operating activities of the firm. His primary function in this role is to translate the firm's core values, vision, and strategy as set forth by his partners into actionable plans tailored specifically to DDG's diverse business units and their team members to be carried out by other firm leaders.

A critical component of this responsibility includes serving as the continuous link between the firm's design professionals and DDG's teams of accounting, administration, information technology, business development and human resource professionals. This requires implementation, oversight and enforcement of policies, procedures, protocols and controls that govern the operations of the firm.

He also closely monitors the firm's project workload throughout the Gulf South. This allows him to not only help support DDG's commitment to first-class client service, but it also allows him to keep a pulse on the latest in industry standards and practices in the A/E/C community.

EDUCATION

Louisiana State University
Bachelor of Science in Environmental Engineering
Nicholls State University
Masters in Business Administration

PROFESSIONAL REGISTRATION

Engineering Licensure – Louisiana
LEED AP

PROFESSIONAL BOARDS AND ORGANIZATIONS

American Society of Civil Engineers



Joseph Marino, PE

SENIOR PROJECT MANAGER - LAFAYETTE Duplantis Design Group

As a Senior Project Manager, Joe has been tasked with the oversight of several national client programs throughout the Gulf Coast and Baton Rouge area allowing him to participate in the overall project cycle from conceptual planning to re-zoning, annexation, plan production, and construction observation and inspection. With this experience, Joe has a significant role in the company's Quality Control and Quality Assurance process ensuring that each project are accurate and precise prior to leaving the office. Joe recently relocated from Baton Rouge to oversee operations of the Lafayette office

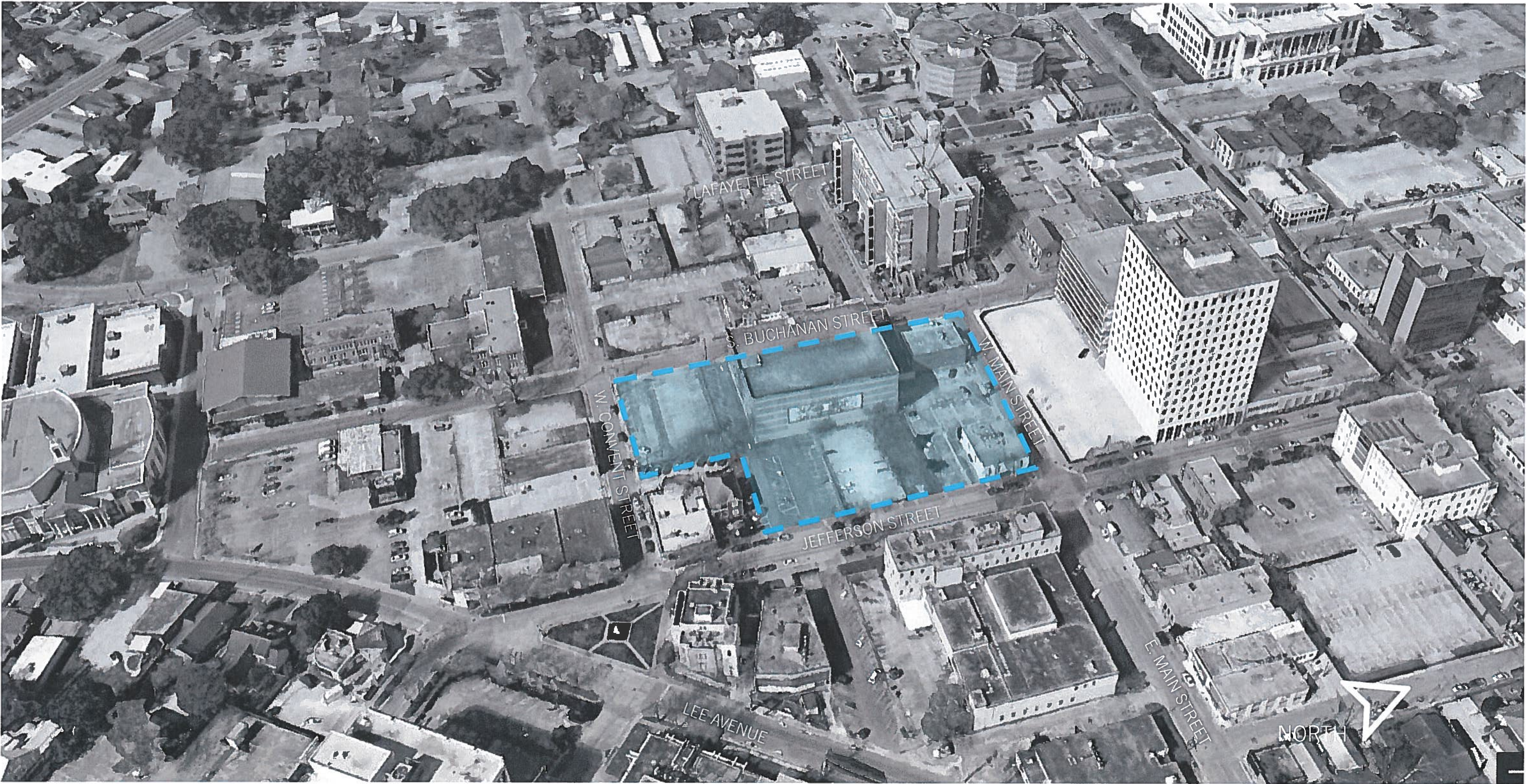
EDUCATION
Louisiana State University
Bachelor of Science in Civil Engineering

PROFESSIONAL REGISTRATION
Engineering Licensure – Louisiana

PROFESSIONAL BOARDS AND ORGANIZAIONS
American Society of Civil Engineers

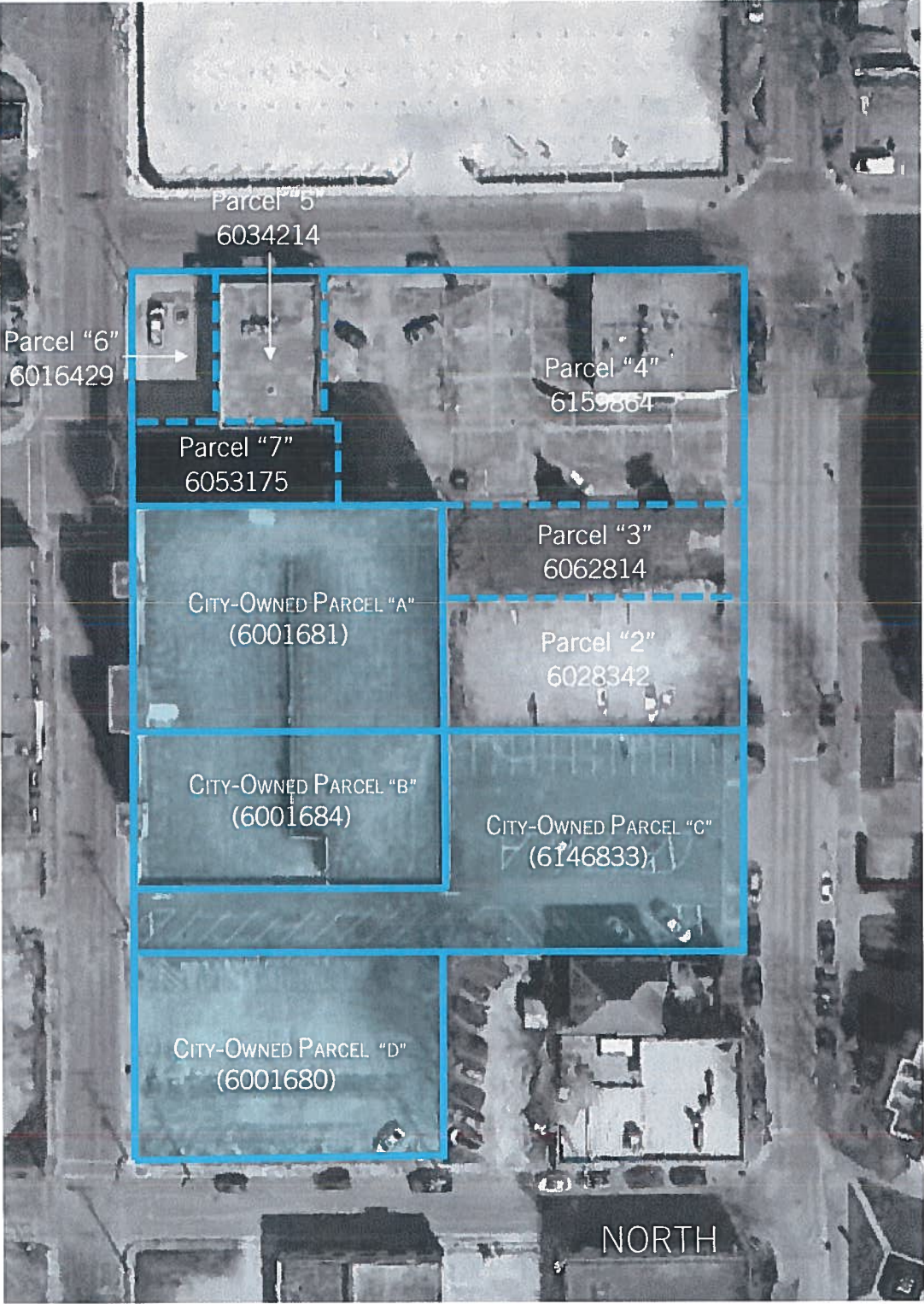
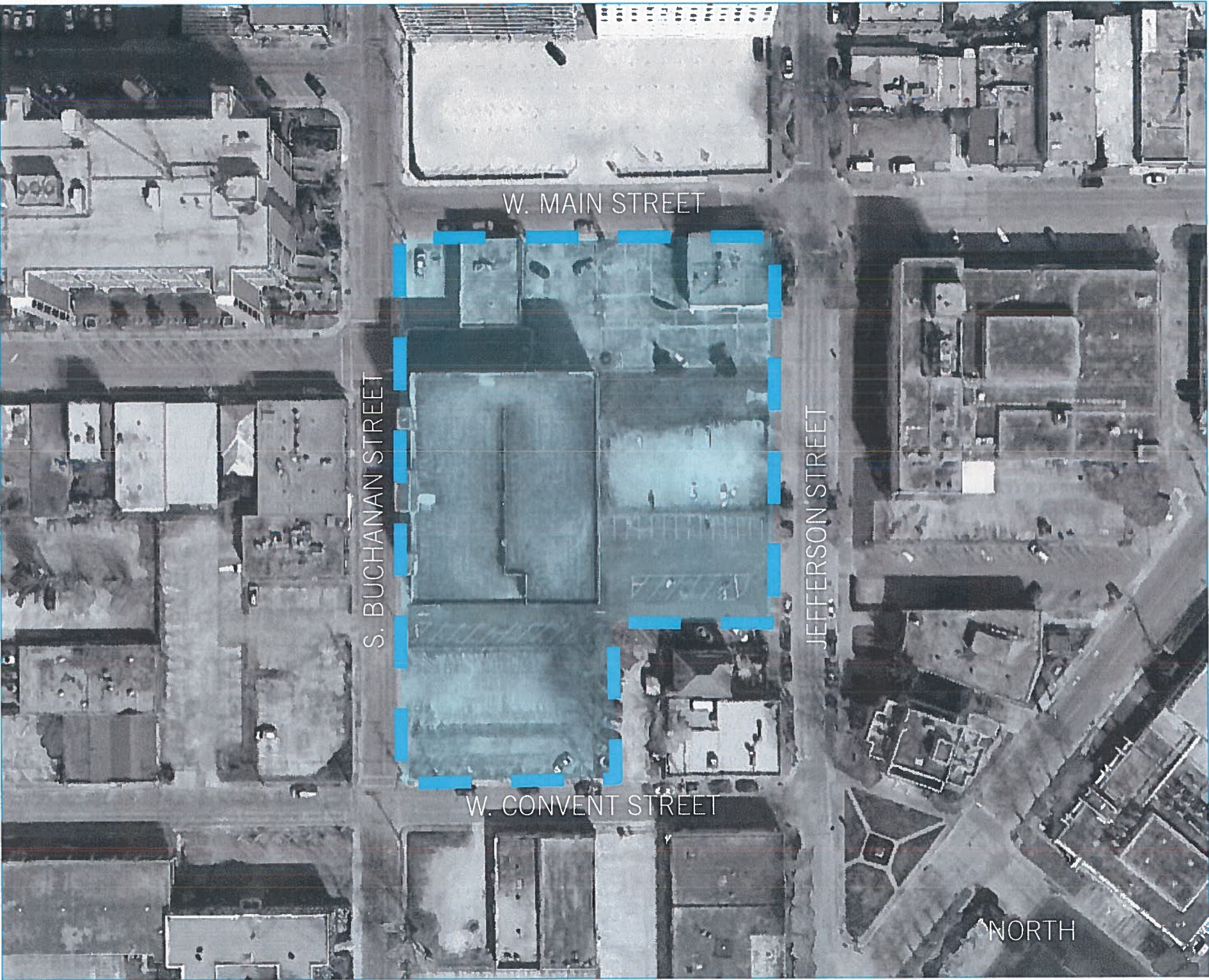
REDEVELOPMENT APPROACH

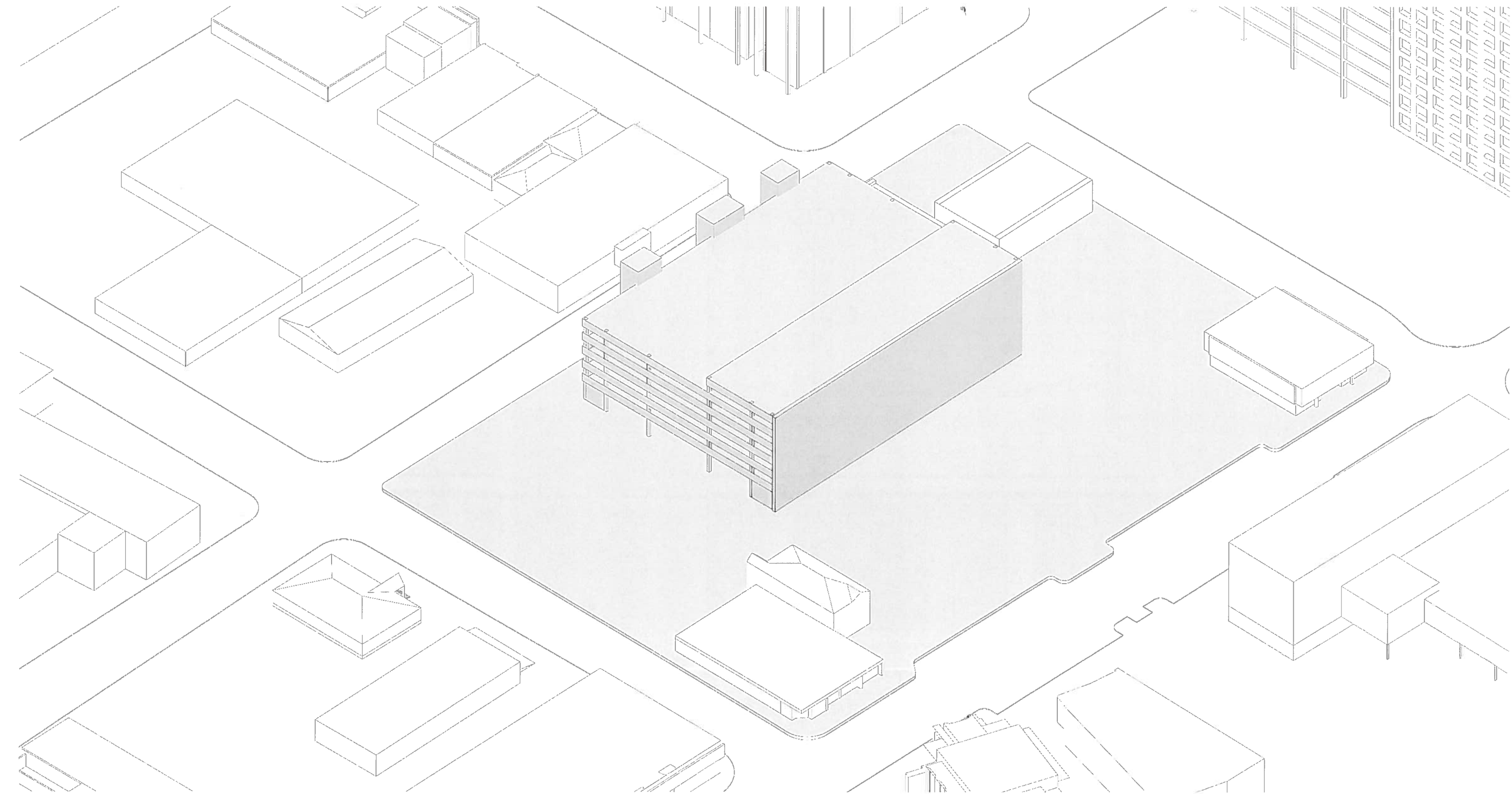
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Redevelopment Approach

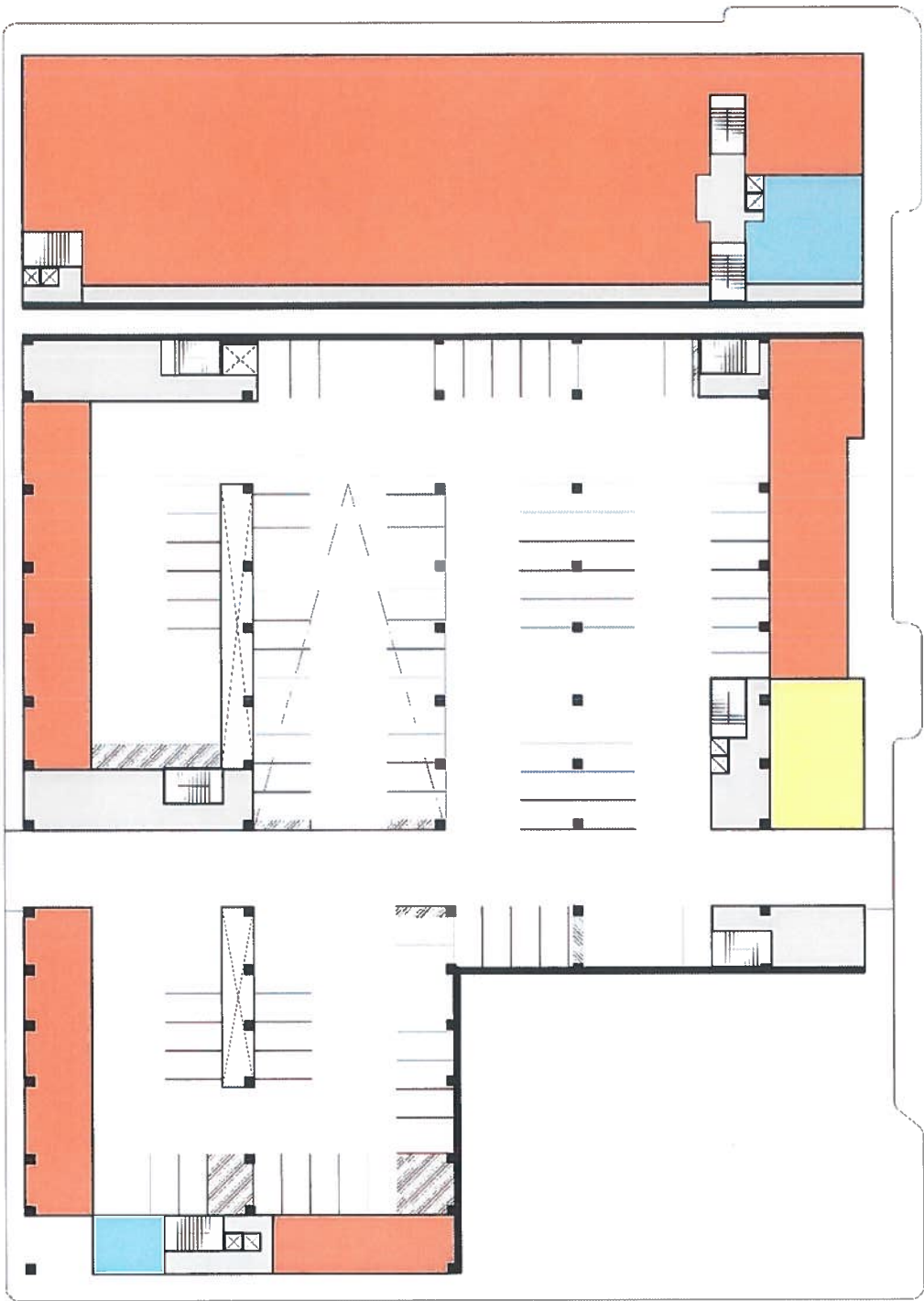
PARCEL MAP



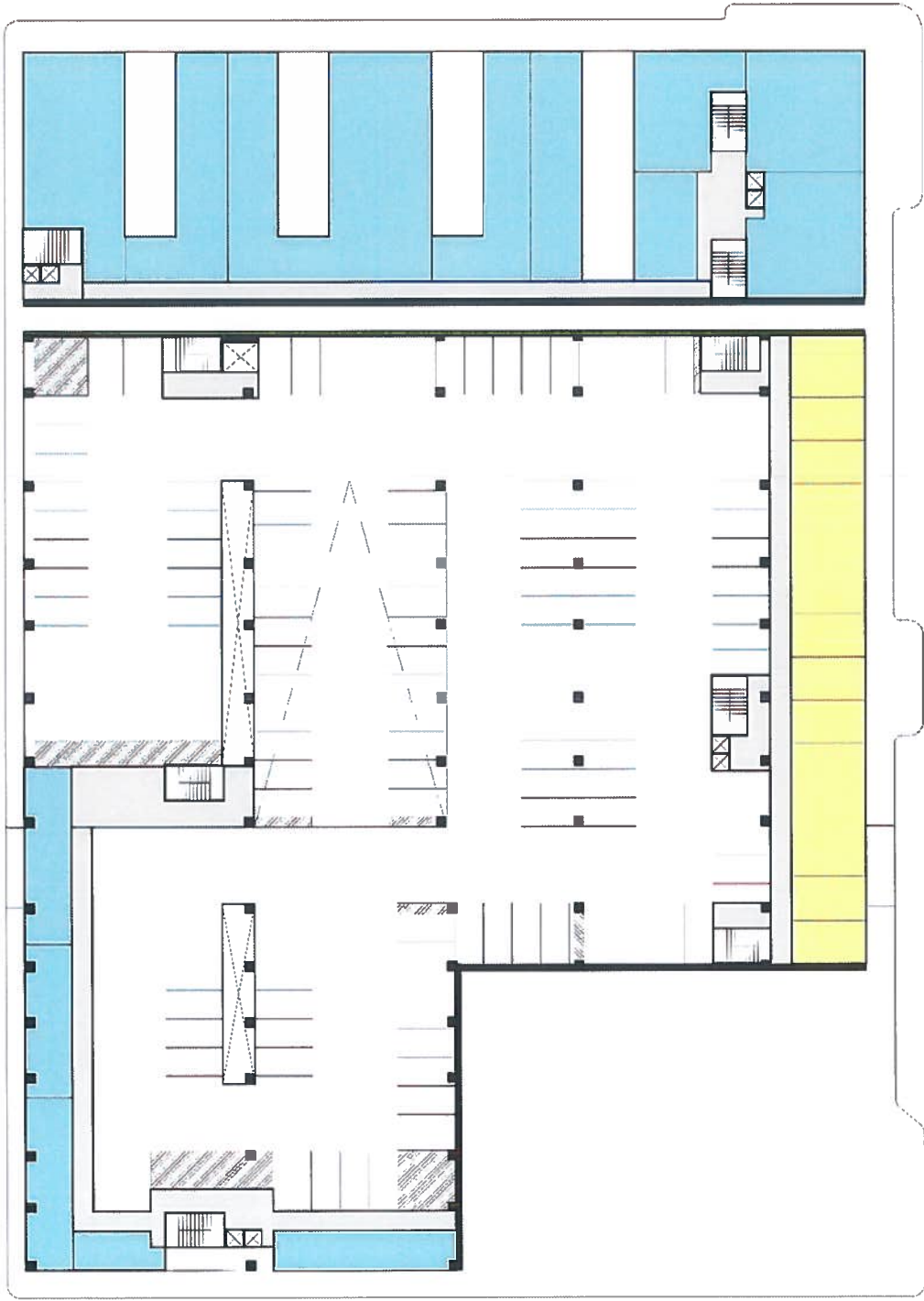


S. BUCHANAN STREET DEVELOPMENT - PHASE A+B
(CITY-OWNED PARCELS + PARCELS 2 THRU 7)

A+B



LEVEL 1



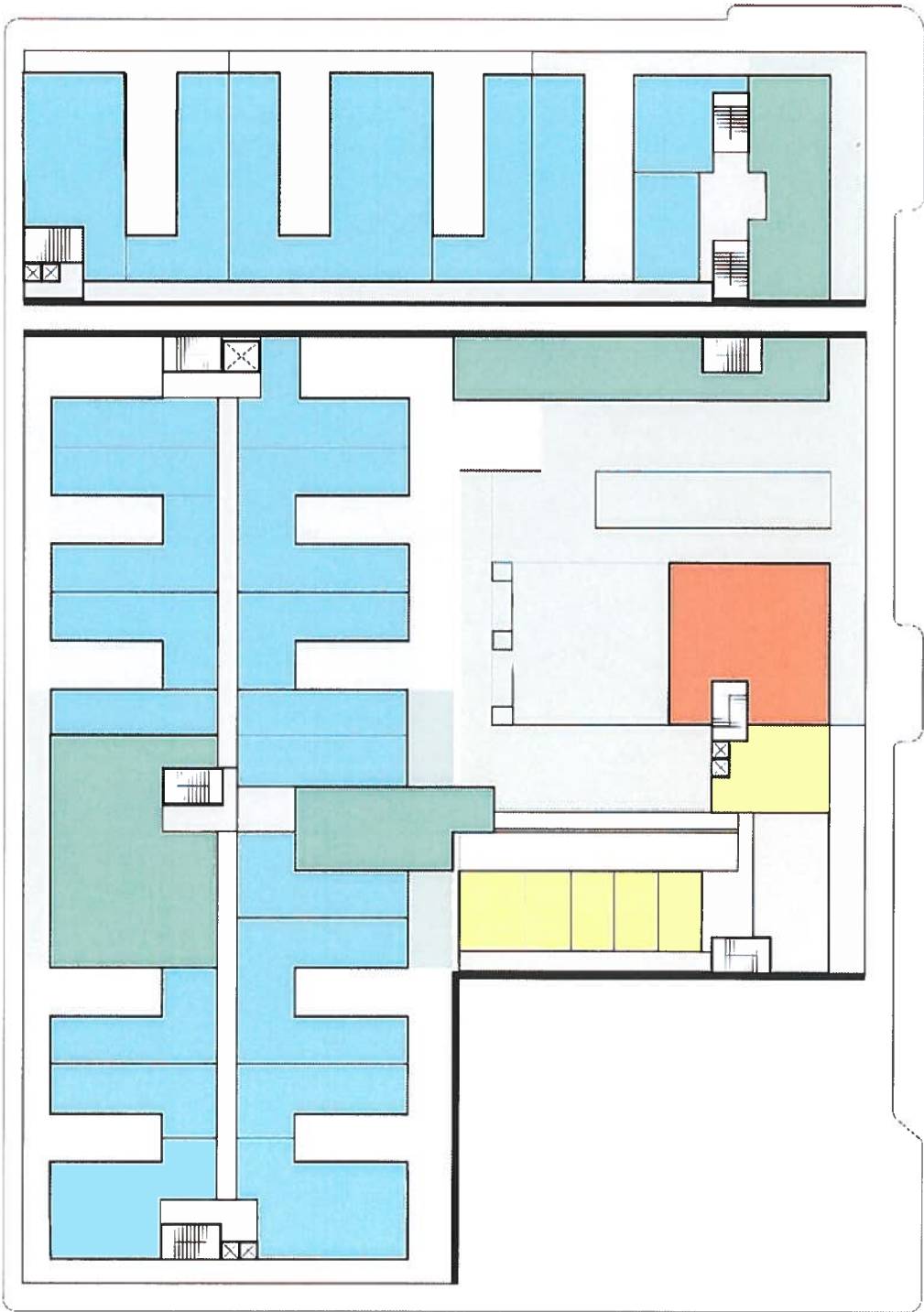
LEVEL 2-5

PLAN DIAGRAMS

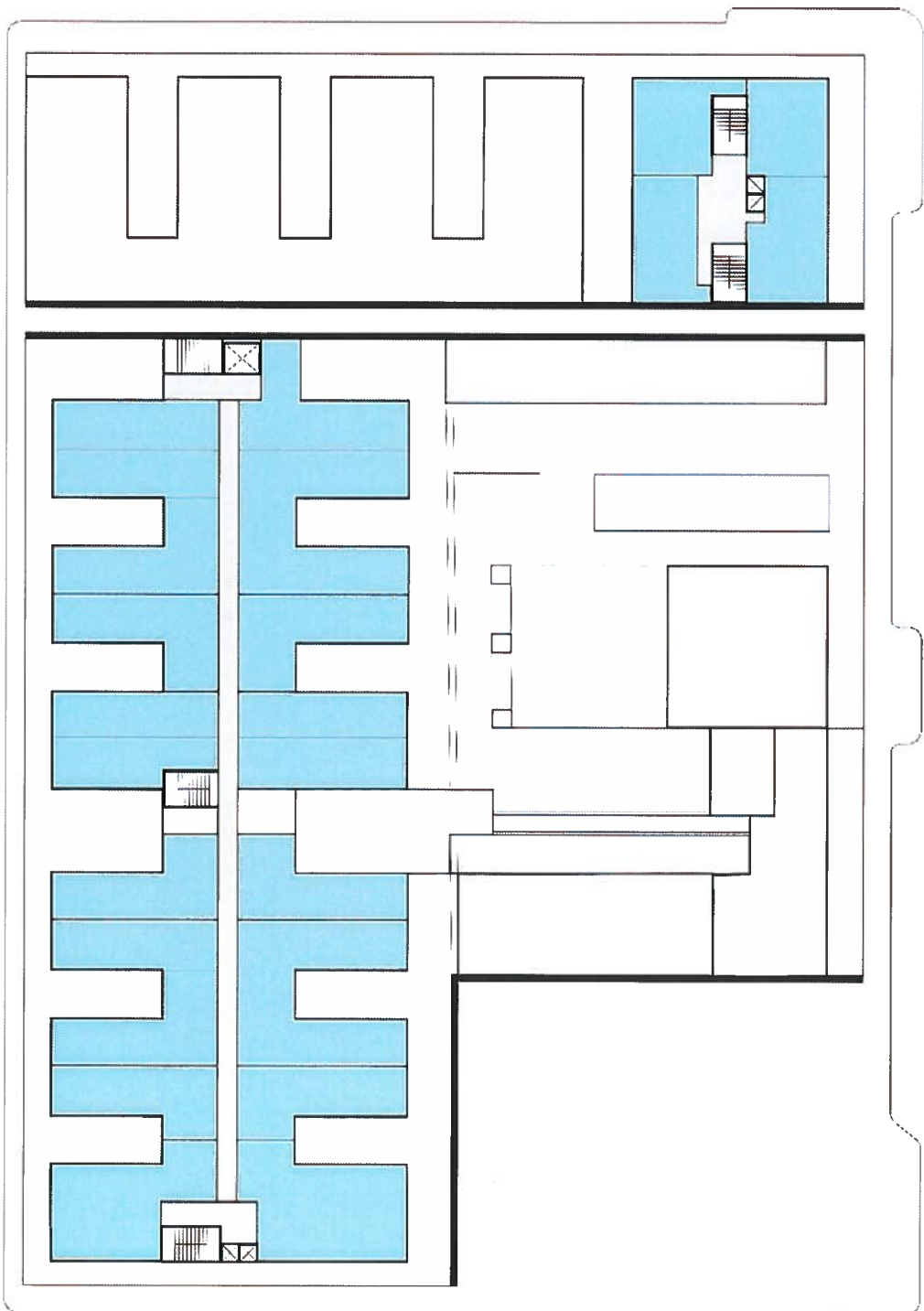
- COMMERCIAL
- RESIDENTIAL
- HOTEL
- SERVICE/CIRCULATION

S. BUCHANAN STREET DEVELOPMENT - PHASE A+B
(CITY-OWNED PARCELS + PARCELS 2 THRU 7)

A+B



LEVEL 6



LEVEL 7-10

PLAN DIAGRAMS

● COMMERCIAL

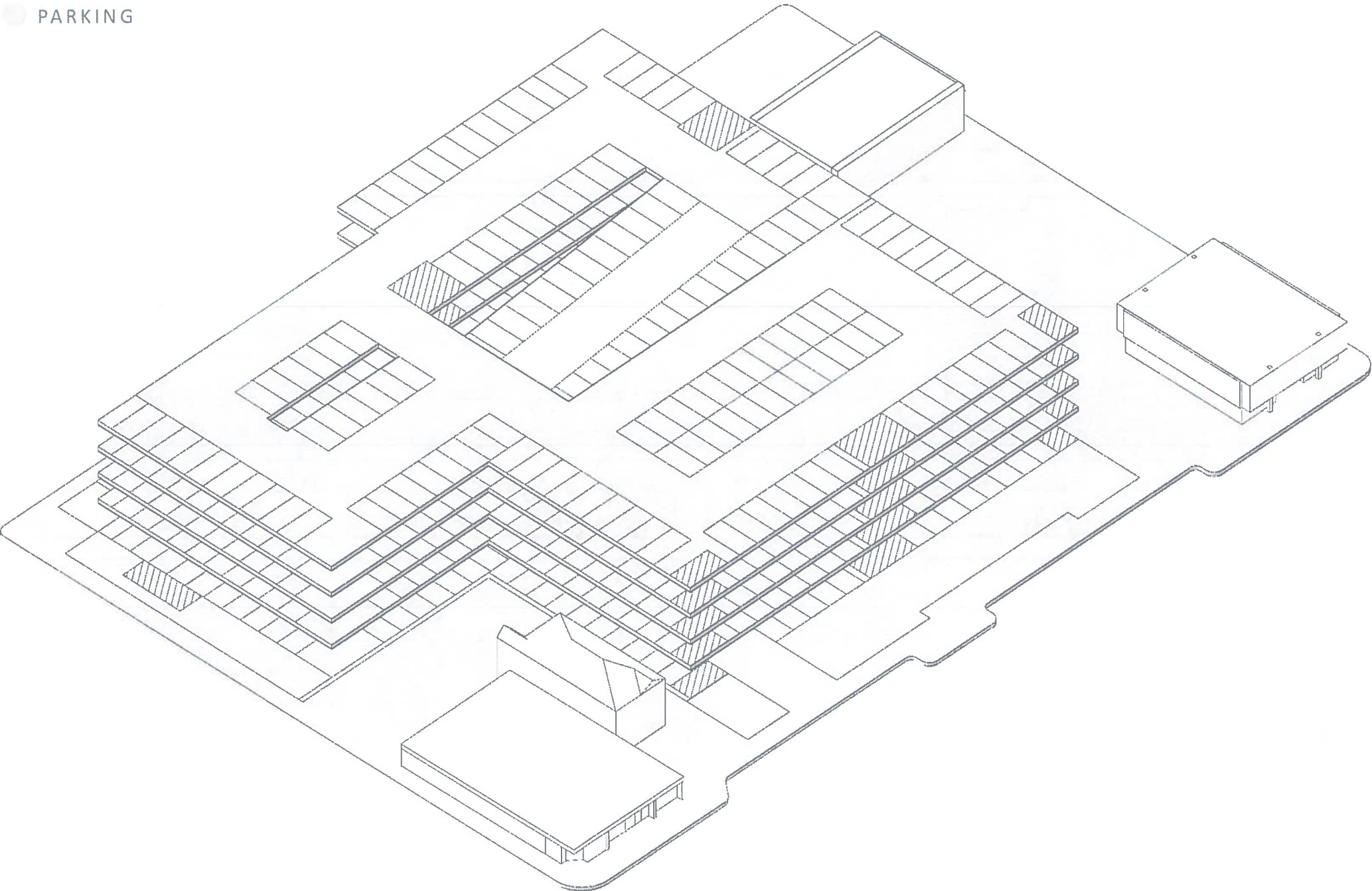
● RESIDENTIAL

● HOTEL

● SERVICE/CIRCULATION

- COMMERCIAL
- RESIDENTIAL
- HOTEL
- PARKING

S. BUCHANAN STREET DEVELOPMENT - PHASE A
(CITY-OWNED PARCELS + PARCELS 2 AND 3) **A**

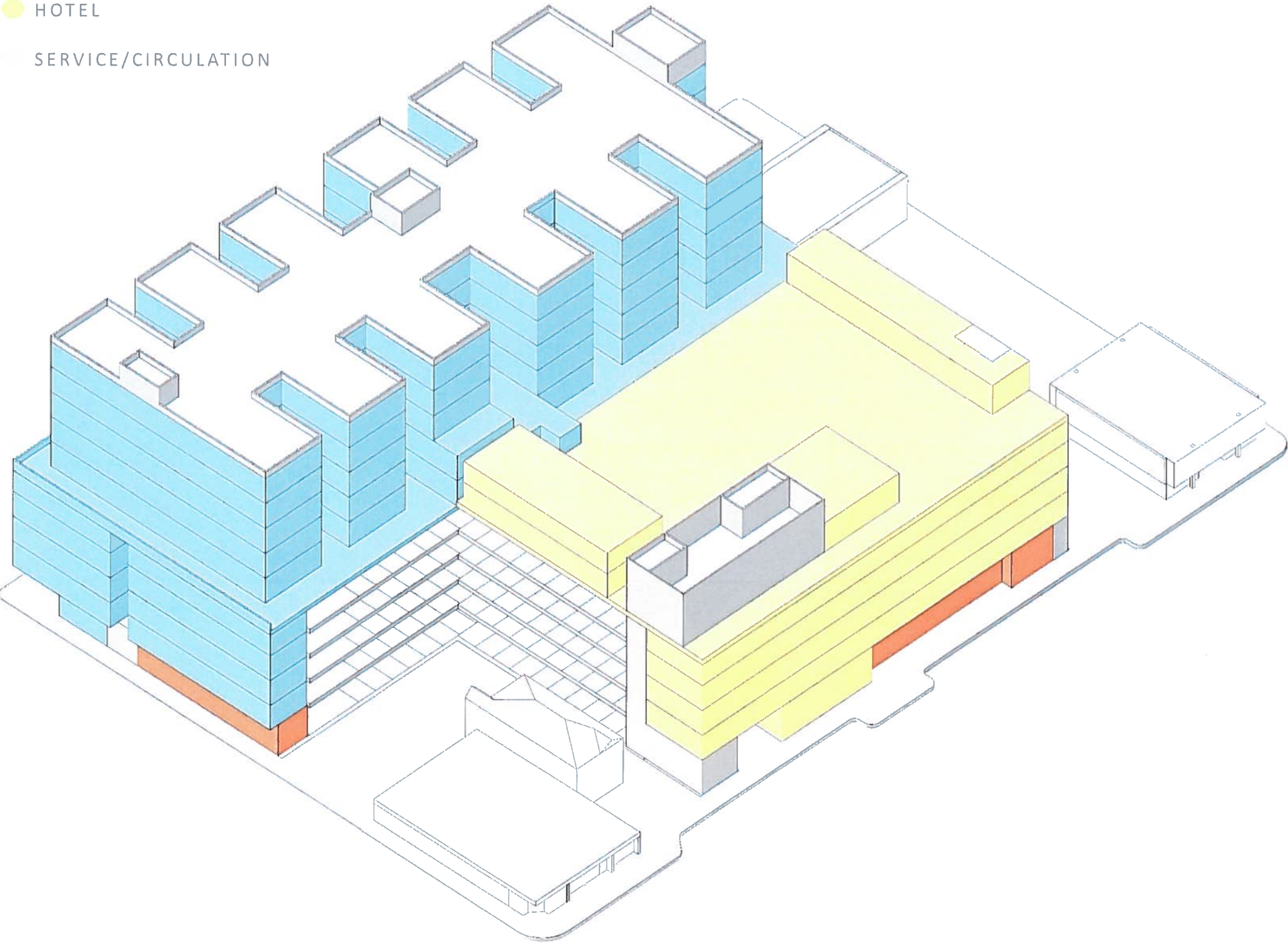


Parking Garage	
Total Parking Stalls	670
LCG Employees	265
Res. Park	130
Hotel Park	52
Surplus Park	56

S. BUCHANAN STREET DEVELOPMENT - PHASE A
(CITY-OWNED PARCELS + PARCELS 2 AND 3)

A

- COMMERCIAL
- RESIDENTIAL
- HOTEL
- SERVICE/CIRCULATION



Gross Square Footage (GSF)

Total GSF		284,745
Res.	194,905	
Res. Park	39,000	
Commercial	89,840	
Com. Park	22,200	
NRSF Residential		194,905
GSF/Unit Total	0	
GSF/Unit No Park	0	

Residential

Total Units		130
Total Beds	162	

Resident Parking

Total Stalls		130
Structured	130	
Stalls / Bedroom		1.25

Unit Mix	sf		
Studio	650	10%	13
1 BR	730	40%	52
2 BR	940	42%	55
3 BR	1600	8%	10
avg.	980		122

Hospitality and Retail

Leasable SF	89,840
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Commercial Parking

Total Stalls	74
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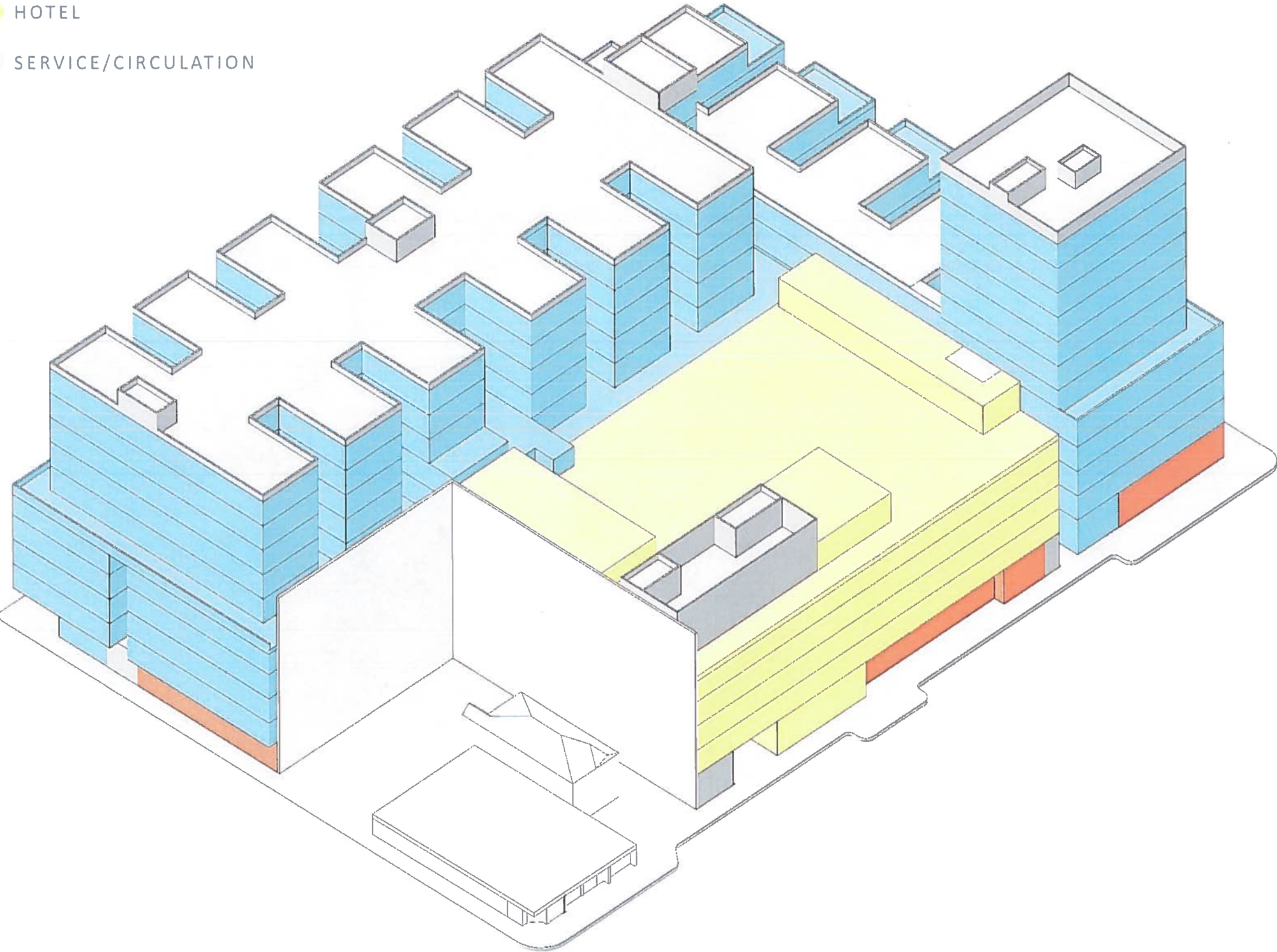
Parking Garage

Total Parking Stalls		670
LCG Employees	265	
Res. Park	130	
Hotel Park	52	
Surplus Park	56	

S. BUCHANAN STREET DEVELOPMENT - PHASE B
PARCELS 4 THRU 7

B

- COMMERCIAL
- RESIDENTIAL
- HOTEL
- SERVICE/CIRCULATION



Gross Square Footage (GSF)

Total GSF			92,328
Res.	72,518		
Res. Park	39,000		
Commercial	89,840		
Com. Park	22,200		
NRSF Residential			72,518
GSF/Unit Total	0		
GSF/Unit No Park	0		

Residential

Total Units			87
Total Beds	162		

Resident Parking

Total Stalls			87
Structured	87		
Stalls / Bedroom			1.86

Unit Mix	sf		
1 BR	730	40%	35
2 BR	940	42%	39
3 BR	1600	8%	13
avg.	980		87

Hospitality and Retail

Leasable SF	19,810
-------------	--------

Commercial Parking

Total Stalls	60
Stalls / 1000 SF	4.49

Parking Garage

Total Parking Stalls			670
LCG Employees	265		
Res. Park	130		
Hotel Park	52		
Surplus Park	56		

Redevelopment Approach

OVERVIEW OF CORNER OF S. BUCHANAN AND W. CONVENT ST.
RESIDENTIAL UNITS ABOVE PARKING STRUCTURE



Redevelopment Approach

OVERVIEW@ CORNER OF W. CONVENT AND JEFFERSON ST.
MURAL WALL, GARAGE AND HOTEL ENTRANCE



Redevelopment Approach

OVERVIEW@CORNER OF S. BUCHANAN AND W. MAIN ST.
SIX-STORY MIXED-USE



Redevelopment Approach

OVERVIEW@CORNER OF JEFFERSON AND W. MAIN ST.
RESIDENTIAL TOWER WITH COMMERCIAL GROUND FLOORS



Redevelopment Approach

STREET VIEW @ CORNER OF S. BUCHANAN AND W. CONVENT ST.
RESIDENTIAL UNITS ABOVE PARKING STRUCTURE



Redevelopment Approach

STREET VIEW @ CORNER OF S. BUCHANAN AND W. MAIN ST.
SIX-STORY MIXED-USE



Redevelopment Approach

STREET VIEW OF JEFFERSON ST.
MURAL WALL, GARAGE AND HOTEL ENTRANCE



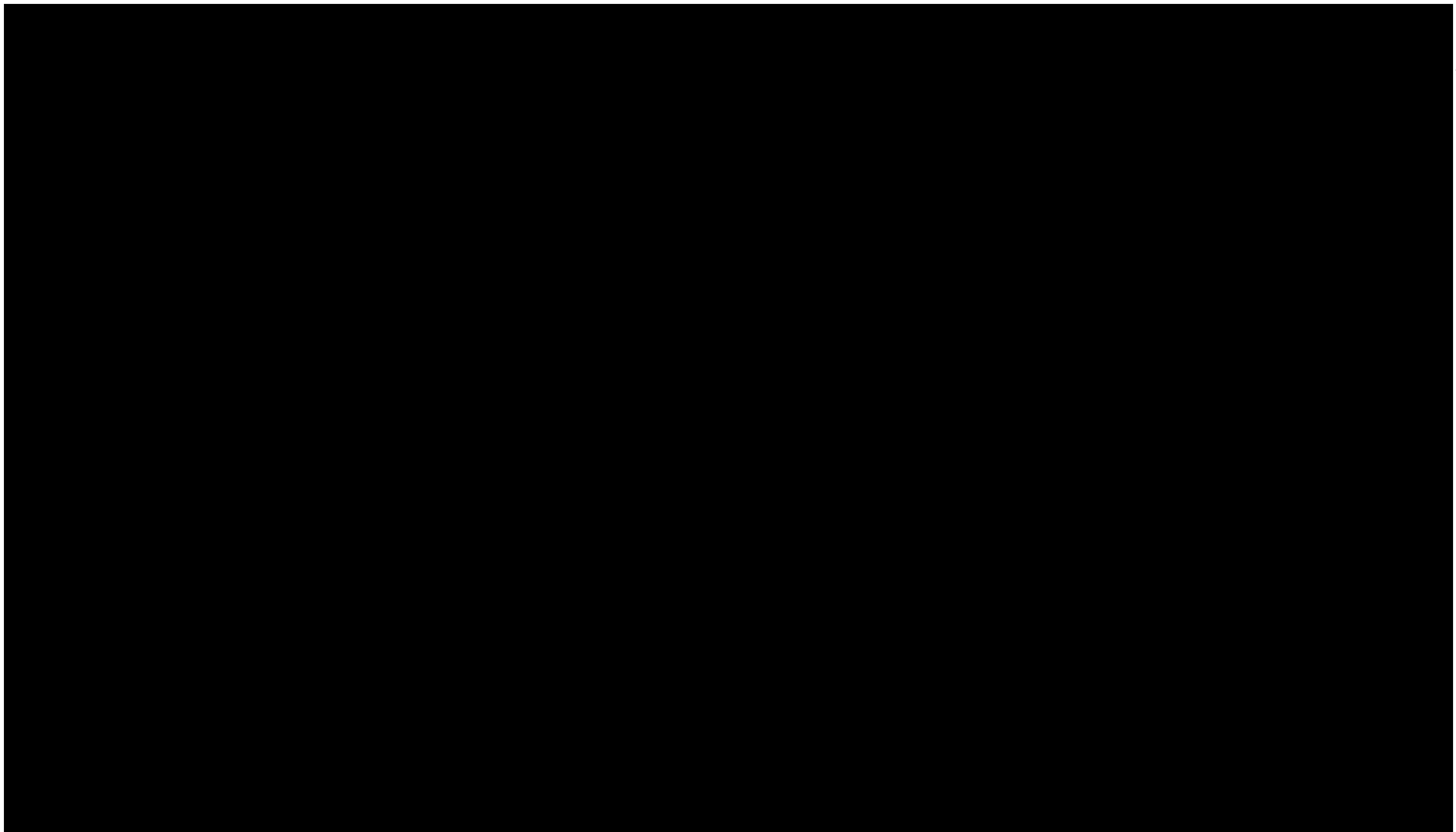
Redevelopment Approach

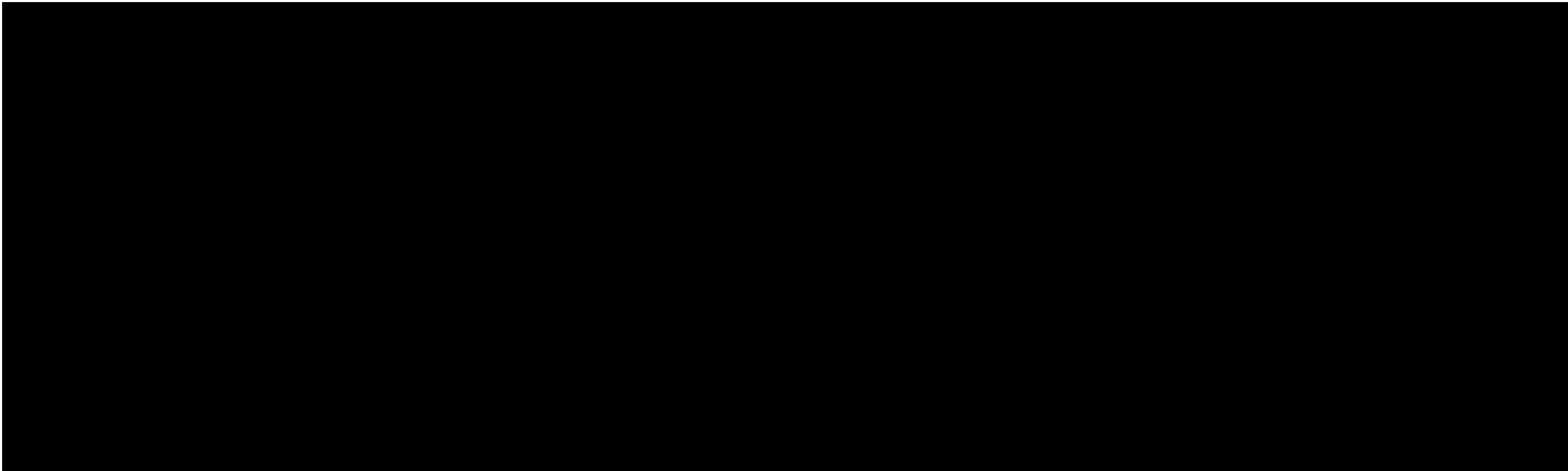
STREET VIEW @ CORNER OF JEFFERSON AND W. MAIN ST.
RESIDENTIAL TOWER WITH COMMERCIAL GROUND FLOORS

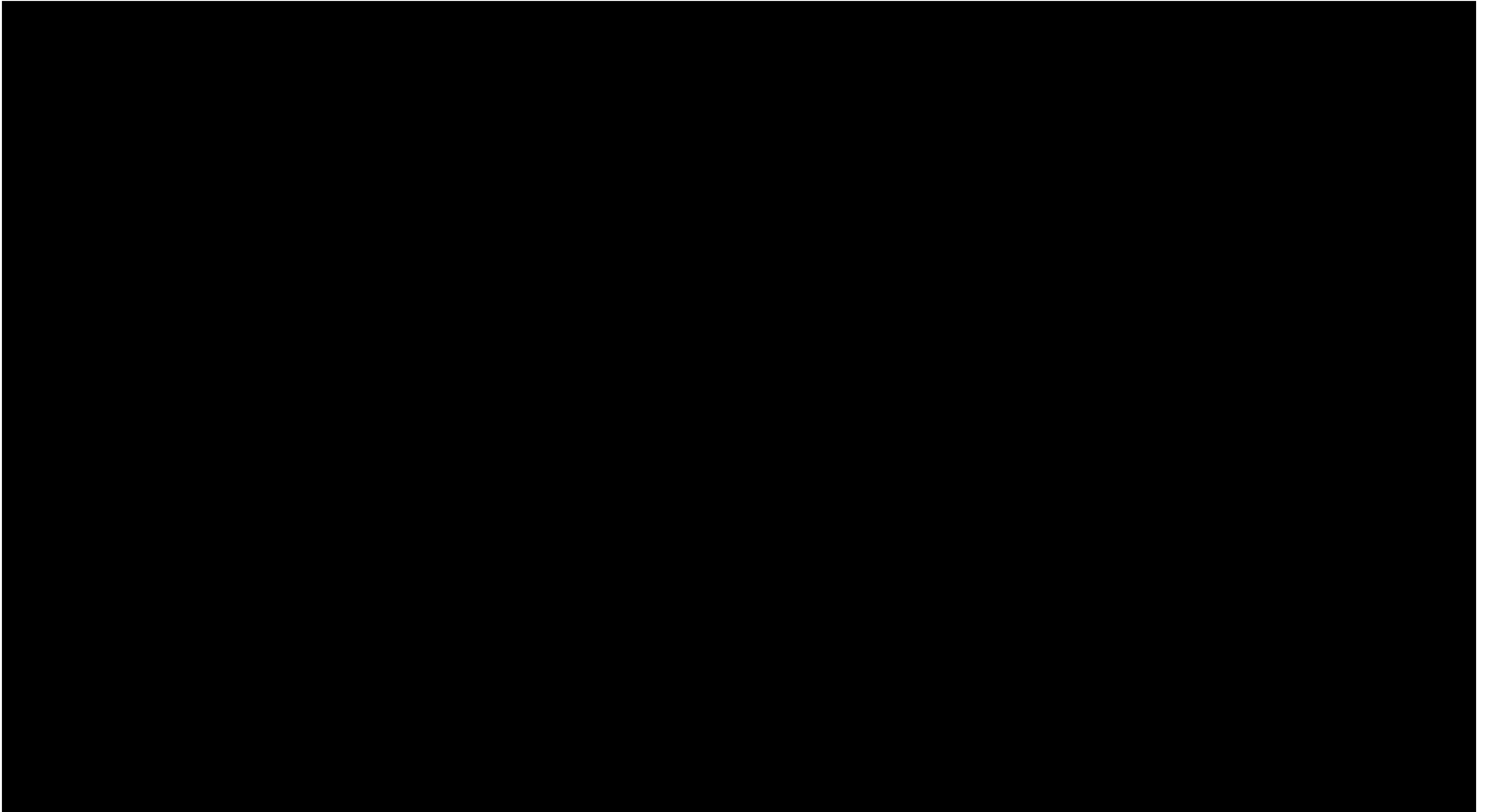


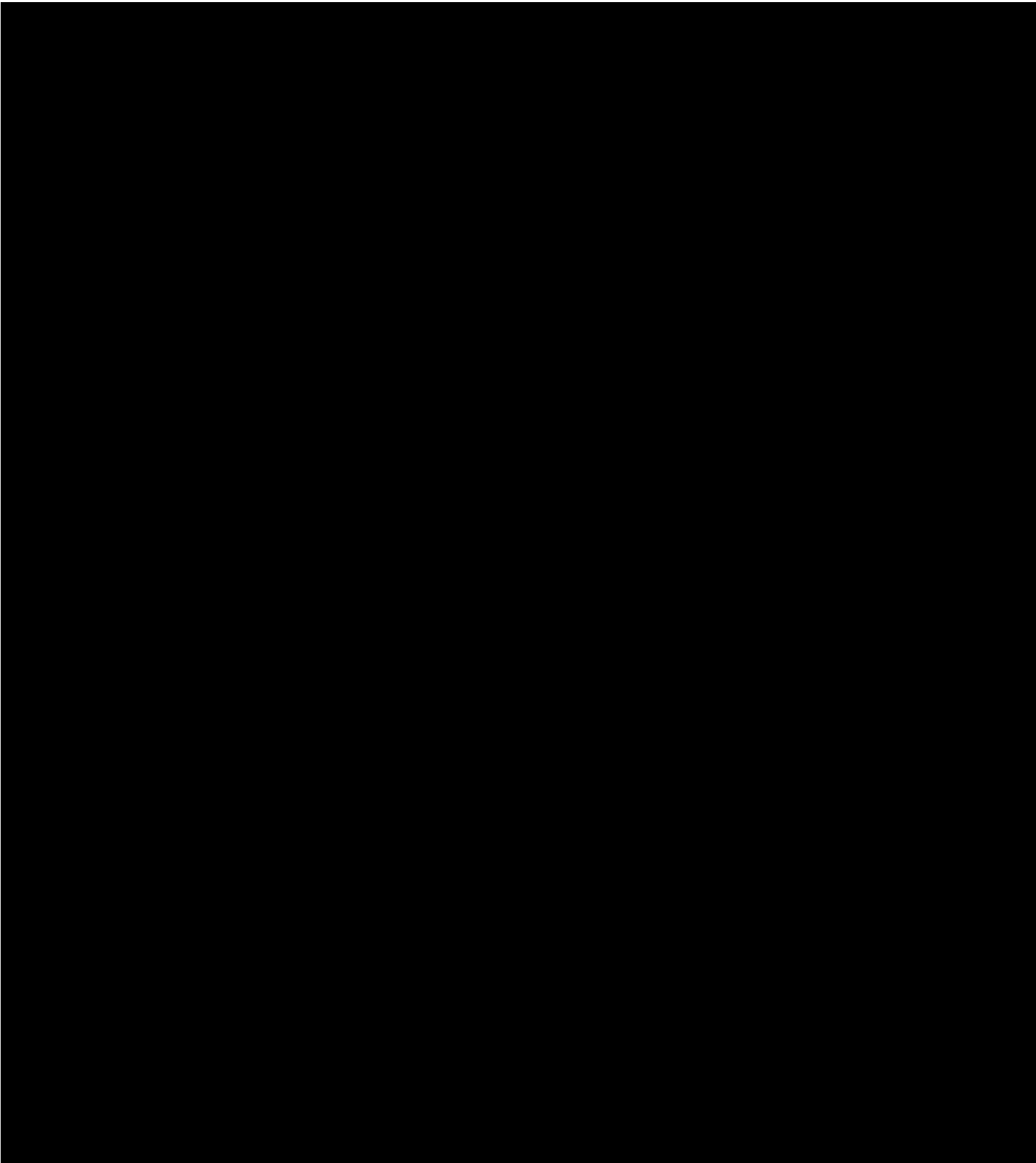
FINANCIAL PROPOSAL

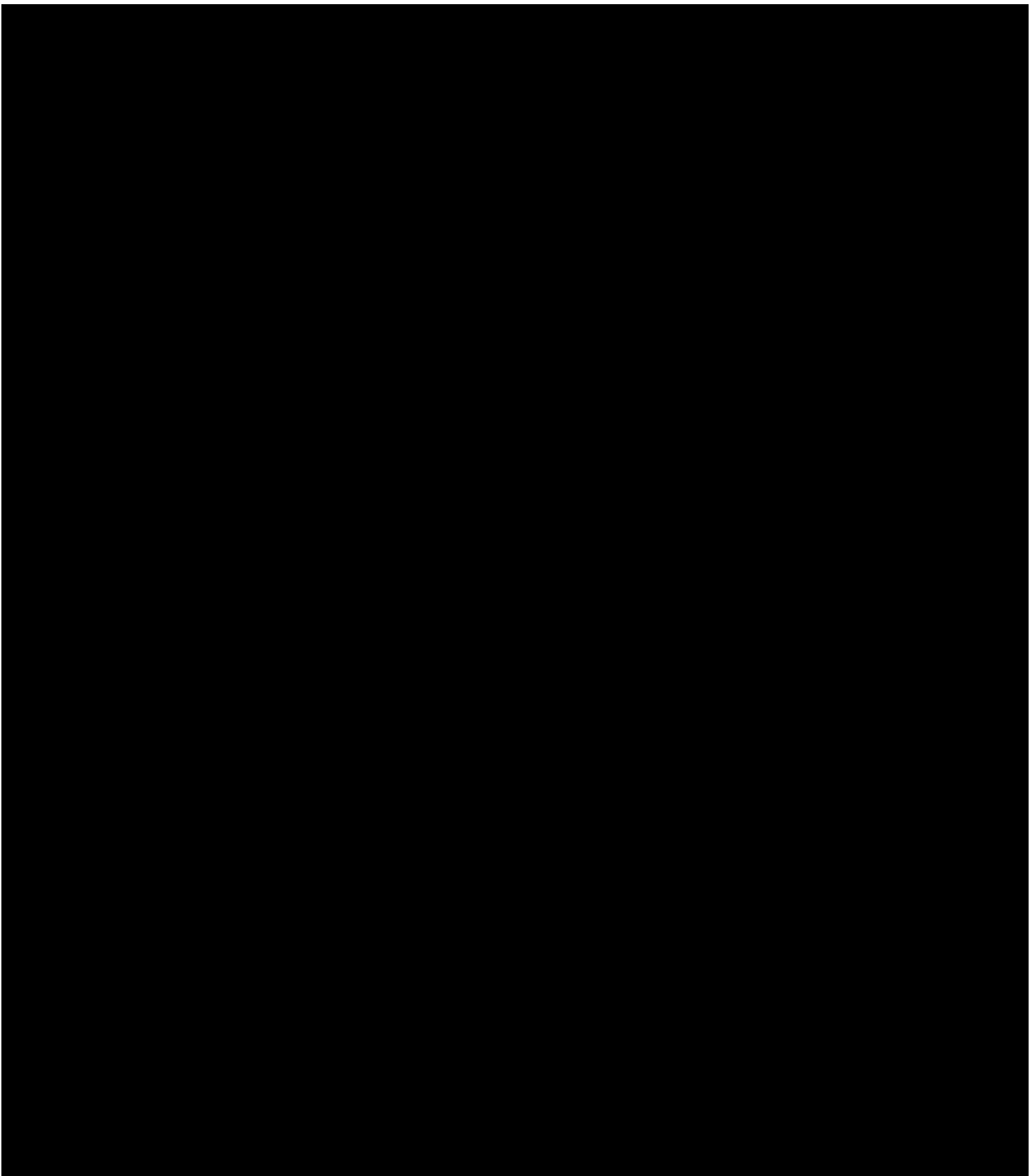
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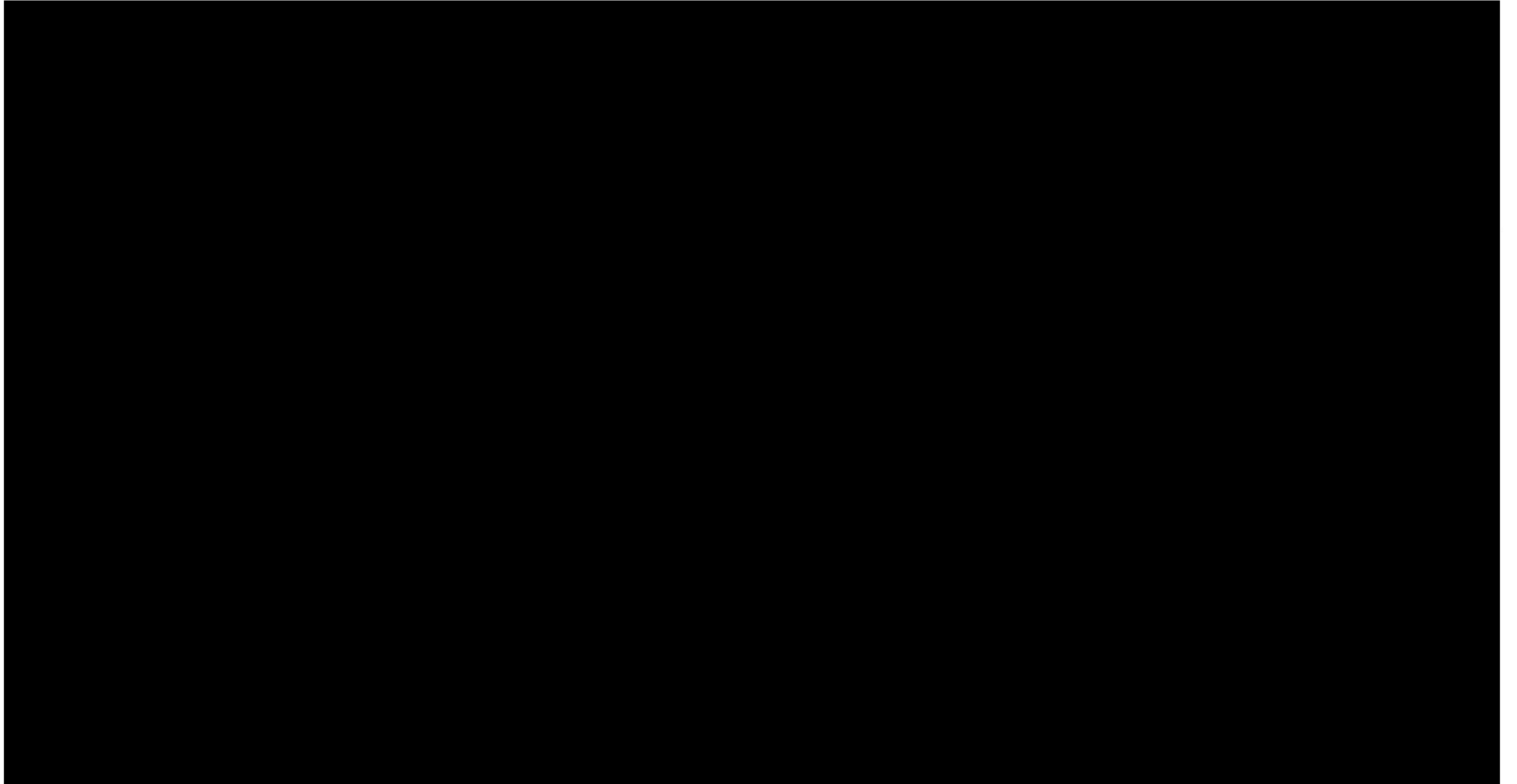












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