



SHERMAN CARTER BARNHART

AFFORDABLE HOUSING EXPERIENCE



FIRM SIZE

50 Professionals

FIRM DISCIPLINES

Architecture
Interior Design
Landscape Architecture
Site Planning & Design
Civil Engineering
Structural Engineering

IN-HOUSE PROFESSIONALS

Architects - 13
Architectural Interns - 1
Landscape Architects - 2
Landscape Designer - 1
Civil Engineers - 1
Structural Engineer - 1
Interior Designers - 4
Senior Project Managers - 3
Quality Assurance - 1
Draftsmen - 15
Information Technology - 2
Construction Administrators - 4
Administrative - 7

OFFICES

Lexington
Louisville
Paducah

HISTORY

Established in 1979, the firm's diversified practice is organized around studios, each focused on specific project types. Every studio is led by a Principal who is actively engaged in the design and management of each project in a highly collaborative environment. Each of our studios are supported by our Site Design/Development, Interior Design, Civil Engineering, Structural Engineering, and Construction Administration Division

SPECIALIZED EXPERIENCE

Sherman Carter Barnhart's Housing Studio offers a group of dedicated professionals that specialize in affordable multi-family housing design. The firm's first commission in 1985, was an opportunity to demonstrate our ability to design affordable housing that did not look like the typical barrack-style public housing, yet met HUD requirements. In addition, it was an opportunity to demonstrate our dedication to involving those impacted by the design to be involved in the design process. Through community meetings, and interviews with residents they developed a sense of pride and ownership in the transformation process.

We have successfully worked throughout the southeast, midwest, and eastern regions of the country, including 23 public housing authorities in 12 states.

We have experience with Federal, State and local housing programs including; RAD, Tax Credits, Federal Housing Administration (FHA), The Choice Neighborhoods program, HOPE VI, and Conventional Public Housing and Capital Fund (CFP). Over the past 35 years, Sherman Carter Barnhart's Housing Studio has designed the following:

- 26 Physical Needs Assessment including a RAD Condition Assessment
- Designed one of the first RAD conversion project in the United States
- 31,233 units of multi-family housing, both affordable and private
- 11,783 units of affordable housing
- 5,446 units of new affordable housing
- 5,125 units of modernization/renovation affordable housing
- 1,936 units of senior housing



SUSTAINABILITY

Sherman Carter Barnhart is recognized as a leader in implementing sustainable/green technologies throughout all of our projects. Guided by the belief that buildings need to be healthy and productive for the users as well as cost efficient to operate and maintain, we are committed to providing sustainable, energy efficient design solutions within a project's budget.

As members of the U.S. Green Building Council, we have 15 LEED® Accredited Professionals (AP) on staff, including architects, landscape architects, civil engineers, interior designers, and construction administrators. Working with our design team, our LEED® AP's, guide the design addressing the three major components of sustainable design: energy efficiency, indoor air quality and resource efficiency. While the energy conservation and environmental impacts of green technologies are important, the team also remains vigilant in maximizing the long-term savings.

Sherman Carter Barnhart's Housing Studio has designed:

- Two LEED® for Homes developments.
- 1,800+ Energy Star Certified Homes.
- 5 Neighborhoods/896 Units - Enterprise Green Community Certified
- 6 Neighborhoods - 1,103 Units - LEED Neighborhood Certified



The firm offers experience with federal, state, and local housing programs, Federal Housing Administration (FHA), RAD, Conventional Public Housing And Capital Fund (CFP), Mixed Finance Developments, Demolition/Disposition Transitional Funding (DDTF) programs, State & Federal Low Income Housing Tax Credits (LIHTC), Affordable Housing Tax Credits (AHTC), KY Housing Corporation, And Home Funds.

FEDERAL HOUSING ADMINISTRATION (FHA)

Louisville Metro Housing Authority, KY

- Beecher Terrace
 - Phase II - Multi-Family 108 New Units | 15 Buildings
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
 - Phase III - Multi-Family 185 New Units | 23 Buildings
Target: Enterprise Green Community | LEED Neighborhood | Energy Star

- Liberty Green HOPE VI Application & Implementation
 - 443 New Units*
 - Liberty Green Pocket Parks & Infrastructure
- Sheppard Square HOPE VI Application & Implementation
 - 255 New Units - Enterprise Green Community Certified | Achieved Over 3 Tax Credit Applications
Target: LEED Neighborhood | Energy Star | LEED For Homes

Lexington Housing Authority, KY

- Centre Meadows Redevelopment - 206 Units

Lexington Housing Authority, KY

- Centre Meadows **RAD Redevelopment** - 206 Units
- Bluegrass Aspendale Redevelopment
 - Shropshire - 32 New Units
 - Shropshire - 24 New Units
 - Twin Oaks - 60 New Units
 - Bridlewood Place - 88 New Units
 - Grand Oaks - 88 New Units
- Connie Griffith Elderly High Rise Renovation - 183 Units*
- Ballard Place Elderly High Rise Renovation - 134 Units*
- Falcon Crest Apts Renovation 72 Units
- Georgetown St Capital Funds - 6 New Units
- 1050 Russell Cave Rd - 26 New Units

TAX CREDIT FUNDING

Louisville Metro Housing Authority, KY

- Beecher Terrace
 - Phase I - New 117 Unit Senior Housing *
Target: LEED Neighborhood | Energy Star
 - Phase II - Multi-Family 108 New Units | 15 Buildings
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
 - Phase III - Multi-Family 185 New Units | 23 Buildings
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
 - Phase IV - Multi-Family 130 New Units | 18 Buildings
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
 - Phase V - Multi-Family 80 New Units | 9 Buildings
Target: Enterprise Green Community | LEED Neighborhood | Energy Star

St. Louis Housing Authority, MO

- Kingsbury Apt. Elderly High Rise Renovation - 120 Units*

Decatur Housing Authority, IL

- Near North HOPE VI Implementation - 650 Units

Metropolitan Development & Housing Agency, Nashville, TN

- Vine Hill Homes Redevelopment
 - 187 New Units & Community Center

Spartanburg Housing Authority, SC

- Mary Wright School Renovation Into PHA & Social Program Offices

East St. Louis Housing Authority, IL

- Orr Weathers **RAD Redevelopment** Renovation - 72 Units

RENTAL ASSISTANCE DEMONSTRATION (RAD)

Lexington Housing Authority, KY

- Centre Meadows **RAD Redevelopment** - 206 Units

East St. Louis Housing Authority, IL

- Orr Weathers **RAD Redevelopment** Renovation - 72 Units

HISTORIC TAX CREDIT FUNDING

Spartanburg Housing Authority, SC

- Mary Wright School Renovation

Midway School Renovation, Midway, KY*

PRIVATE DEVELOPMENT - TAX CREDIT FUNDING

- **Midway School Renovation, Midway***
- **Panorama Apartments, Covington***
- **Harrison House Apartments, Cynthiana***
- **The Hamlet Apartments, Huntington, WV**

SECTION 202 HOUSING

- **Redbanks Regency Apartments, Henderson***
- **Sayre Christian Village, Lexington**
 - Forest View Apartments*
 - Friendship Towers*
- **Wesley Manor Senior Community, Louisville***

* Senior Housing



CENTRE MEADOWS RAD REDEVELOPMENT, LEXINGTON HOUSING AUTHORITY



SHEPPARD SQUARE HOPE VI IMPLEMENTATION, LOUISVILLE METRO HOUSING AUTHORITY, KY

LOUISVILLE METRO HOUSING AUTHORITY, KY

- Beecher Terrace
 - Phase I - New 117 Unit Senior Housing
Target: LEED Neighborhood | Energy Star
 - Phase II - Multi-Family 108 New Units
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
 - Phase III - Multi-Family 184 New Units
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
 - Phase IV - Multi-Family
Target: Enterprise Green Community | LEED Neighborhood | Energy Star
- Sheppard Square HOPE VI Application & Implementation
 - Phased Demolition of 36 Buildings/5 Blocks
 - Design of 255 New Units
Enterprise Green Community Certified
Target: LEED Neighborhood | Energy Star | LEED For Homes
- Liberty Green HOPE VI Application & Implementation
 - 443 New Units*
 - Liberty Green Pocket Parks & Infrastructure

- Clarksdale Homes Demolition
- Site Improvements for 19+ Sites
- ARRA Construction Contract (2009)
 - 550 Building Stair Replacement
 - Dosker Manor Interior Renovations
 - Beecher Terrace/Parkway Place/Iroquois Homes/Dosker Manor/ St. Catherine Court/Avenue Plaza & Lourdes Hall Site Improvements
- 2019 - 2003 Annual Architectural Contract

LEXINGTON HOUSING AUTHORITY, KY

- Centre Meadows RAD Conversion Redevelopment - 206 Units
- Ballard Place Renovation - 134 Units (2018)
- Bluegrass Aspendale HOPE VI Application & Implementation (2009)
 - Management Building
 - Bluegrass & Aspendale Circle Demolition - 50 Buildings
 - Shropshire - 32 New Units
 - Shropshire - 24 New Units*
 - Twin Oaks - 60 New Units*
 - Bridlewood Place - 88 New Units*
 - Grand Oaks - 88 New Units*

- Demolition - 58 Buildings
- Infrastructure Development
- West Side Plaza Demolition
- Georgetown St. HOPE VI - 17 New Units
- Falcon Crest Apts Renovation 72 Units
- Connie Griffith Elderly High Rise Renovation - 183 Units
- Ballard Place Elderly High Rise Renovation - 134 Units (1998)
- Georgetown St Capital Funds - 6 New Units
- 1050 Russell Cave Rd - 26 New Units
- Jefferson St. Single Family Renovation *
- Jefferson St. New Multi-Family - 4 Units*
- Bluegrass Aspendale (1989)
 - Master Plan & Modernization
 - Exterior Renovation 56 Bldgs
 - Management/Daycare/Community Bldg.
 - Police Activities Building
 - Interior Renovation - 389 Units
 - Site Revitalization - Demolition of 50 Buildings/295 Units
- Scattered Site Urban Infill
 - Wilson Street - 27 Units
 - Heartsbrook Lane - 34 Units
 - Catera Trace - 23 Units
 - Rosemary Street - 26 Units
 - Camelot Drive - 36 Units
 - Allante Brook Court - 32 Units
 - Brown Avenue - 18 Units
- Pimlico Apartments Comp Mod - 184 Units
 - Apts Conversion - 22 Units
 - Management Office & Day Care
- Charlotte Court HOPE VI Application & Implementation
 - Demolition of 356 Units
 - Site Revitalization
 - Modernization - 206 Units
 - Roof Replacement
 - Community/Mgmt Building
- 2019 - 2009 Annual Contract To Current
- ARRA Construction Contract

ST. LOUIS HOUSING AUTHORITY, MO

- General A& E Services 1999 - Current
- Parkview Apts Elderly High Rise Renovation - 295 Units
- Kingsbury Apt. Elderly High Rise Renovation - 120 Units
- McMillan Manor 14 New Units
- McMillan Manor Townhomes
 - Demolition of 14 Units
 - Rehabilitation of 20 Units
 - New Community/Mgmt Center
 - 2 New Duplexes
- Badenhous Elderly Building
 - 100 Unit Renovation
 - Community Room Fit-up
 - Site Design Upgrades
- 3330 Page Elderly Demolition - 1 High Rise Building
- Lafayette & Tiffany Exterior Upgrades
- Badenfest Apartments Interior Upgrades - 21 Units
- 3501 Franklin Demolition - 1 High Rise Building
- Tiffany Apartments Renovation - 14 Buildings
- Lookaway Apartments Renovations - 17 Units
- ARRA Funded Projects
 - James House Renovation - Senior Housing - 126 units
 - Parkview Apartments Window Replacements - 295 units
 - LaSalle Park Village Site & Exterior Modifications

EVANSVILLE HOUSING AUTHORITY, IN

- Lincoln Gardens HOPE VI Grant Application
 - Lincoln Gardens Site Demolition
 - Lincoln Estates - 112 New Units
- 12 New Units on Scattered Sites
- Erie Homes HOPE VI Application
- PNA 2005, 2010
- Erie Homes Demolition
- Caldwell Homes Partial Demolition
- Caldwell Homes Phase I Site Renovation
- John Cable Centre Senior Housing

SHERMAN CARTER BARNHART

AFFORDABLE HOUSING EXPERIENCE



EAST ST. LOUIS HOUSING AUTHORITY, IL

- 2019 -2018 Annual Contract
- New Development of 168 Housing Units
 - Roosevelt Homes Site - 95 Units
 - Phoenix Court Site - 73 Units
- Phoenix Court Administration Building
- Roosevelt Homes Comp. Modernization - 60 Units
- Orr-Weathers
 - HOPE VI Grant Application
 - Low - Rise Comp Mod - 128 Units
 - Bldg E & D High-Rise Ventilation Ren
 - Senior High Rise Comp Mod - 108 Units
 - Social Services Campus
- 105 New Family Units on 3 Sites- Schematic Design
- 84 New Elderly Units on 2 Sites - Schematic Design
- Physical Needs Assessment
- 181 New Units - Audubon and Central Cities Sites

HOUSING AUTHORITY OF PADUCAH, KY

- HC Mathis Senior Homes
- 2019 - 2011 Annual Contract

SPARTANBURG HOUSING AUTHORITY, SC

- Tobe Hartwell HOPE VI Implementation
 - 118 New Units
 - Community Center
- Mary Wright School
 - Renovation Into PHA & Social Program Offices
 - Gym Renovation
- Harvin Street Infrastructure
- Phyllis Goins Court Master Plan
- Northside Homes Master Plan
 - 80 Unit Renovation
 - Demolition of 5 Buildings
 - New Laundry & Classroom Building
- Woodworth Homes PNA & Master Plan
 - Demolition of 5 Buildings & 54 New Units
- Chesney Homes Site Planning
- Hub City Master Plan & PNA
- Forest Park Site Planning
- Camp Croft Homes Master Plan & 72 Units Renovation
- Housing Authority Office Renov
- Annual Contract 2004 & 2005
- Frost Park



TWIN OAKS, LEXINGTON HOUSING AUTHORITY, KY



WABASH CROSSING, DECATUR HOUSING AUTHORITY, IL

NEW ALBANY HOUSING AUTHORITY, IN

- 2017- 2003 Annual Contract

METROPOLITAN DEVELOPMENT & HOUSING AGENCY, NASHVILLE, TN

- Vine Hill Homes HOPE VI Application & Implementation
 - 280 Demolition Units
 - 187 New Units
 - Community Center

HOUSING AUTHORITY OF THE CITY OF HIGH POINT, NC

- Spring Brook Meadows HOPE VI Implementation - 118 Units
- Clara Cox Homes HOPE VI Application

ATLANTA HOUSING AUTHORITY, GA

- Perry Homes Development HOPE VI Grant Application, Funded
- Physical Needs Assessment - 944 Units
- Master Plan
- Demolition of 944 Units
- Design of 455 New Units
- Renovation of Community Building
- Carver Homes HOPE VI Grant Application
- Kimberly Court HOPE VI Grant Application
- Joel Harris HOPE VI Grant Application

DECATUR HOUSING AUTHORITY, IL

- Near North HOPE VI Application & Implementation - 650 Units

DAYTON METROPOLITAN HOUSING AUTHORITY, OH

- Parkside Housing Development Master Plan

COLUMBUS METROPOLITAN HOUSING AUTHORITY, OH

- Taylor Terrace HOPE VI Grant Application

THE HOUSING AUTHORITY OF COLUMBUS, GA

- Peabody Homes HOPE VI

HUNTSVILLE HOUSING AUTHORITY, AL

- Sparkman Homes HOPE VI Application

BEECHER TERRACE REDEVELOPMENT

PRIVATE - PUBLIC PARTNERSHIP (P3)

MCCORMACK BARON SALAZAR | LOUISVILLE METRO HOUSING AUTHORITY



SERVICES

Architecture

SIZE

- Phase I: 117 Units | 111,857 SF | 4 Stories
- Phase II: 108 Units | 15 Buildings
- Phase III: 185 Units | 23 Buildings
- Phase IV: 130 Units | 18 Buildings
- Phase V: 80 Units | 9 Buildings

CONSTRUCTION COST

- Phase I: \$21 Million
- Phase II: \$18.8 Million
- Phase III: \$38,322,428
- Phase IV: Est. \$24 Million
- Phase V: Est. \$14.5 Million

STATUS

- Phase I: Complete 2020
- Phase II: Complete 2021
- Phase III: To Be Complete 2022
- Phase IV: To Be Complete 2023
- Phase V: To Be Complete 2023

REFERENCE

Mr. Mike Saunders, Senior Vice President & Director of Design & Construction
 mike.saunders@mccormackbaron.com
 314.335.2884

PURSUING



Phase I



Phase I



Phase I



Phase II, III, IV, V



Phase II, III, IV, V

Louisville Metro Housing Authority (LMHA) received a Choice Neighborhoods Initiative Implementation grant award from the Department of Housing and Urban Development for the Russell Neighborhood Transformation. To implement the plan, LMHA hired the development team of McCormack Baron Salazar and Sherman Carter Barnhart Architects.

Working closely with McCormack Baron Salazar and LMHA, Sherman Carter Barnhart implemented UDA's master plan for a new vision for the 18.6 acre/ ten - super- block Russell neighborhood into Beecher Terrace. Through reestablishing the historic street pattern throughout the site and reinstating a more "walkable", pedestrian-friendly environment, the "super-block" feel was eliminated. Streets were redesigned to be easily crossable and to a neighborhood scale.

The redevelopment builds on the character of the adjacent neighborhoods and urban patterns, maintaining its unique heritage and identity. A new entry street presents a new image for the neighborhood while reinforcing its connection to the city and downtown area. The new sustainable, walkable, and amenity-rich Beecher Terrace community will feature commercial businesses on the first floor of select buildings along 9th and Muhammad Ali, and a renovated and expanded Art Deco style community center flanking an Olmsted-designed park.

A total of 620 housing units will be constructed on the Beecher footprint, including mixed-income rental, senior housing, and 20 homeownership units.

Beecher Terrace Phase I features a 4-story, 117 unit building for seniors, and onsite management offices. This new facility features administrative offices, fitness centers, a crafts room, billiards, a doctor exam office, a salon, lounges and a community dining and warming kitchen.

Phase II includes 108 multi-family units in 15 two & three-story buildings, featuring townhomes and garden apartment designs.

Phase III includes 185 multi-family units in 23 buildings, featuring townhomes and garden apartment designs. Buildings are two, three, four stories. Additionally, a pool and pool house along with a play area is included.

Phases IV and V include 130 and 80 units, respectively. These units feature townhome and garden apartment designs with two and three-stories. Phase IV and V feature commercial businesses on the first floor of three buildings in Phase IV and two buildings in Phase V.

The entire redevelopment is pursuing LEED for Neighborhood Development (LEED ND) and Enterprise Green Community certification. Enterprise Green Communities certification demonstrates the design team's commitment to providing high performance, healthy homes for low-income families.

CENTRE MEADOWS

RAD CONVERSION | RENOVATION

LEXINGTON HOUSING AUTHORITY

SERVICES
Architecture | Interior Design |
Site Design | Civil Engineering

SIZE
206 Units

CONSTRUCTION COST
\$17,541,924

STATUS
Complete

REFERENCE
Mr. Austin Simms, Chief Operating Officer
Lexington Housing Authority
859-281-5083
simmsa@lexha.org



Pimlico Apartments offers expansive lawns that create a park-like feel for its residents. Riddled with aging systems and structural deterioration, the buildings were literally falling apart. With funding from HUD's Rental Assistance Demonstration (RAD) program (one of the first in the country), the Lexington Housing Authority began the revitalization, transforming the site into the new Centre Meadows.

Since 1987, Sherman Carter Barnhart has worked with the Lexington Housing Authority on numerous renovations and de-densification of the site. This transformative design focused on rejuvenating the interior and exterior of all 11 buildings/206 units, as well as improve upon the park-like setting to create the new Centre Meadows.

Interior renovations included the design of new bathrooms and kitchens, the addition of washer and dryer closets, new paint, flooring, plumbing, and finishes installed throughout the buildings. To increase the overall energy efficiency of the

apartments, Energy Star Certified HVAC systems were utilized and metal windows were replaced with Energy Star Certified vinyl windows.

Exterior improvements include the removal and replacement of the brick veneer with a combination of new brick, faux stone, and pre-finished siding. To improve both the safety and ascetics of the breezeways, flooring, stairs, and wall finishes will be replaced, and some of the breezeways were enclosed.

These improvements elevate Centre Meadows to compete with other privately-owned developments.

SHEPPARD SQUARE HOMES

HOPE VI IMPLEMENTATION

LOUISVILLE METRO HOUSING AUTHORITY



SERVICES

Architecture | Landscape Architecture

SIZE

255 Units/7 Buildings/332,622 SF

CONSTRUCTION COST

\$41,629,488

STATUS

Complete

REFERENCE

Mr. Bernard Pincus, Director
Choice Neighborhood Implementation
Louisville Metro Housing Authority
502.569.3457
pincus@hal1.org

CERTIFICATIONS



PURSING



Built during World War II, the revitalization of Sheppard Square builds on the character of the adjacent neighborhoods and urban patterns, maintaining its unique heritage and identity. A new entry street along the Hancock corridor, presents a new image for the neighborhood while reinforcing its connection to the city and downtown area. The new entry way also creates a network of links to the existing streets, thereby promoting the long-term viability of this mixed income neighborhood, as well as encourages the continued redevelopment of the adjacent neighborhoods.

Sherman Carter Barnhart designed the phased redevelopment which includes 255 new units within six blocks, offering a variety of housing types including two and three-story town houses, single family, duplexes and multi-family configurations featuring two, three, and four-bedroom units. Each neighborhood block also includes accessible units. Each building offers visitable features and universal design.

The redevelopment is pursuing LEED for Neighborhood Development (LEED ND) certification and features seven multi-family homes pursuing LEED for Homes certification. All units are Energy Star Certified. Sustainable features include; solar roof panels on seven multi-family homes, and high efficiency HVAC systems including geothermal on select units. Parking lots are designed with permeable pavers with subsurface stormwater detention, or concrete with bio-swales to capture stormwater. The neighborhood also features nine charging stations for electric cars. The new neighborhood is a smoke free community featuring a fitness park, and the "Park Block" features the "boxing glove" sculpture in tribute to Louisville native, Muhammad Ali.

The entire development is a certified Enterprise Green Community, demonstrating the combined efforts of both LMHA and Sherman Carter Barnhart to provide high performance, healthy homes for low-income families.

LIBERTY GREEN HOMES

HOPE VI IMPLEMENTATION

LOUISVILLE METRO HOUSING AUTHORITY

SERVICES

Architecture | Landscape Architecture | Civil Engineering

SIZE

443 Units | 532,486 SF

CONSTRUCTION COST

\$43,583,672

STATUS

Complete

REFERENCE

Mr. Bernard Pincus, Director
Choice Neighborhood Implementation
Louisville Metro Housing Authority
502.569.3457
pincus@hal1.org

CERTIFICATIONS



The HOPE VI revitalization of the 6 - block neighborhood transformed a 60-year old barracks style complex (approximately 700+ units), isolated from its surrounding neighbors, into a new mixed-income Energy Star certified neighborhood.

Following New Urbanism principles, the revitalization plan utilized a mixed land use pattern, accomplished by reestablishing the historic street pattern throughout the site, eliminating the "super-block" feel and reinstating a more "walkable," pedestrian-friendly environment. Streets were redesigned to be easily crossable and to a neighborhood scale, with the inclusion of small, neighborhood oriented parks located within short distances of the new housing. Curb cuts were relocated to more appropriate locations to improve safety, enhance accessibility and to further improve the neighborhood environment.

The Liberty Green plan incorporates a mix of ACC, LIHTC, Tax Credit, and Market Rate Homes. The wide range of housing types includes a mix of single family detached homes, attached homes, and small apartment buildings. The variety of housing types creates a diversity of scale and style along the neighborhood streets. Narrow neighborhood streets with small scale houses complement the larger external streets with mature trees, while small neighborhood parks provide the setting for townhomes.

BLUEGRASS ASPENDALE REDEVELOPMENT

HOPE VI IMPLEMENTATION

LEXINGTON HOUSING AUTHORITY

SERVICES

Architecture|Interior Design|
Site Design | Civil Engineering

SIZE

80 Acres
Shropshire - 56 Units
Twin Oaks - 60 Units
Grand Oaks - 88 Units
Bridlewood - 88 Units

CONSTRUCTION COST

\$42 M

STATUS

Complete

REFERENCE

Mr. Austin Simms, Executive Director
Lexington Housing Authority
859-281-5063
simmsa@lexha.org



Bluegrass Aspendale was Lexington's oldest public housing development. An isolated island of eighty acres featuring 963 barrack style homes that dated back to the 1930's, was considered the least desirable residential neighborhood in Lexington.

A self-contained neighborhood, disconnected from the existing street pattern, was transformed into an inviting neighborhood interconnected to the City. A newly developed entry street, Shropshire Boulevard provided the essential physical connection to the existing street pattern, while creating a new identity for the neighborhood. The new street pattern recognizes the legacy of the mature trees as the most prominent natural feature of the site. The design and placement of roads preserves and incorporates the canopy trees into the scheme. Fragments of the original Bluegrass and Aspendale circles become generators for the new grand gateway - Shropshire Boulevard as well as create a connection to the street network within the development to the city.

Now, one of Lexington's most desirable areas, the Shropshire, Twin Oaks, Bridlewood and Grand Oaks neighborhoods create a diversity of scale and style with the 32 park-like acres of architecturally distinct homes. Prominent architectural details found throughout the downtown area, coupled with the building's massing and placement provided the necessary "characteristics" to successfully blend the new homes with the existing neighborhoods. Columned porches, window facades, and exterior finishes elevate the appearance of the housing to something more personalized, upscale, and appealing.

The redevelopment provided prominent opportunities for new parks, a neighborhood school, and community center while promoting the long-term viability of this mixed income neighborhood by encouraging the continued redevelopment of the adjacent neighborhoods.

MCMILLAN MANOR TOWNHOMES

URBAN INFILL DEVELOPMENT

ST. LOUIS HOUSING AUTHORITY



SERVICES

Architecture

SIZE

14 Buildings

DUPlex, Triplex & Four-Plex

CONSTRUCTION COST

\$2.25 Million

STATUS

Complete 2005

REFERENCE

Mr. Moses Gayles

Senior Construction Specialist

314.286.4329 |mgayles@slha.org



McMillan Manor is an urban infill neighborhood located where existing units were razed to create new affordable housing. To appeal to families, the new homes consist of three and four-bedroom units in duplex, triplex and fourplex building configurations.

The design elements contextually relate to the surrounding architecture in both detail and massing. The upscale units offer an abundance of windows, proximity to the street, and communal resident parking in the rear. All encourage residents to engage and connect with one another while creating a natural neighborhood watch.

FOREST BLVD NEW DEVELOPMENT

EAST ST. LOUIS HOUSING AUTHORITY



SERVICES

Architecture|Interior Design

SIZE

7 New Units | 4 New Buildings

CONSTRUCTION COST

\$1,639,000

STATUS

Complete September 2020

REFERENCE

Mildred Motley, Executive Director
East St. Louis Housing Authority
618.646.7100
mmotley@eslha.org



As part of the firm's Annual Contract with ESLHA, Sherman Carter Barnhart designed four new residential homes along Forest Boulevard. The goal of the development was to provide both duplex and single family style homes with an upscale image. Located on vacant land just north of ESLHA's other Forest Blvd. development the new development provides a new image for the neighborhood.

The four new buildings offer an abundance of windows to create a healthy living environment, as well as improved energy efficiency with Energy Star Certified appliances, efficient heating/ cooling systems, water consumption and LED lighting.

Front porches encourage residents to engage and create a sense of community. Homes are located close in proximity to the street to create natural surveillance, improving safety and security. Parking and vehicular access are in the rear, to once again improve safety.

SHERMAN CARTER BARNHART

SENIOR HOUSING EXPERIENCE



BEECHER TERRACE SENIOR HOUSING, LOUISVILLE, KY

AFFORDABLE HOUSING

Lexington Housing Authority, KY

- Connie Griffith/Ballard Place Renovation 2016
- Connie Griffith High Rise Renovation - 183 Units
- Ballard Place High Rise Renovation - 134 Units

Louisville Metro Housing Authority, KY

- Beecher Terrace Phase I - 117 Units
- Dosker Manor Interior Renovations
- Dosker Manor/ St. Catherine Crt./Ave. Plaza Renovations
- St. Martins Renovations
- Baxter Court Renovation, Beecher Terrace

Housing Authority of Paducah, KY

- HC Mathis Senior Homes

Evansville Housing Authority, IN

- John Cable Centre Senior Housing

East St. Louis Housing Authority, IL

- Orr-Weathers Senior High Rise Comp Mod - 108 Units

Panorama Apartments, Covington, KY

Charlotte Housing Authority, NC

- Autumn Place HOPE VI Implementation - 68 Units

St. Louis Housing Authority, MO

- Parkview Apts Elderly High Rise Renovation - 295 Units
- Kingsbury Apt. Elderly High Rise Renovation - 120 Units
- Badenhause Elderly Building 100 Unit Renovation
- James House Renovation - Senior Housing - 126 units
- Parkview Apartments Window Replacements - 295 units

New Albany Housing Authority, IN

- Parkview Tower Renovation
- Mark Elrod Homes Renovation - 8 Units
- Riverview Towers Renovation - 13 Units
- Riverview Tower Renovation

Housing Authority of Danville, KY

- Arnold Tower Limited Renovations
- Burckley Home Limited Renovations

PRIVATE HOUSING

St. Catharine Motherhouse Renovation, St. Catharine, KY

Midway School Renovation, Midway, KY

Harrison House Apartments, Cynthiana, KY

The Hamlet Apartments, Huntington, WV

Redbanks Regency Apartments, Henderson

Sayre Christian Village, Lexington

- Forest View Apartments
- Friendship Towers

Wesley Manor, Louisville

- Nursing Home Master Plan - 68 Beds
- Wesley Manor Patio Homes - 60 Units
- Wesley Manor Nursing Home Renovation



FOREST VIEW APARTMENTS, SAYRE CHRISTIAN VILLAGE

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