

# Gresham Smith

Mixed Use



[GreshamSmith.com](http://GreshamSmith.com)



Celebrating  
52+ Years

Nearly 1,000 Professionals in  
26 Offices Worldwide

We are a global company  
with well established  
roots in each of the  
communities we serve.

Our team is committed to guiding your project through all phases of planning and implementation. Passion and enthusiasm contribute to our success, but specific experience is what truly enables us to deliver effectively and efficiently.

**Gresham  
Smith**

# Genuine Ingenuity



Our land planning practice follows a multi-disciplined approach with the combined expertise of civil engineers, landscape architects and planners. We excel at both private and public sector projects because our teams know the landscape well – the major players, the regulations in place, the existing infrastructure and urban design requirements. Community improvements are integral to our work, whether we are creating site plans for a private development, designing public spaces and bike/pedestrian paths, or incorporating green, low-impact features. We deliver thoughtful and comprehensive roadmaps for large and complex as well as small-scale projects, keeping in mind that every plot of land has unique challenges.

## General Rankings

*Architectural Record* (2019)

- #23 Top 300 Architects

*Building Design + Construction* (2019)

- #14 Top Architecture/  
Engineering Firms

*Engineering News-Record* (2019)

- #81 Top 500 Design Firms
- #62 Top 100 Pure Designers



## Services we offer:

Landscape Architecture

Civil Engineering &  
Infrastructure Design

Stormwater Management

Master Planning

Urban Design

Visioning & Property Evaluations

Sustainability Design

Architecture

Building Engineering

Wayfinding Signage

Surveying

Infrastructure Design

Traffic Impact Studies

Entitlements

Regulatory Permitting

SiteOps Conceptual Analysis

Due Diligence



We provide creative solutions through a well-rounded service offering that considers the entire landscape of any project. These solutions align our practices with your business and goals.

- Land Acquisition Analysis
- Integrated Project Delivery
- Entitlements
- Fast-Track Permitting
- Density Studies
- Master Planning
- Construction Observation

## Innovation ▴

We stay at the forefront of technology to give our clients a competitive advantage in the industry.

## Quality ▾

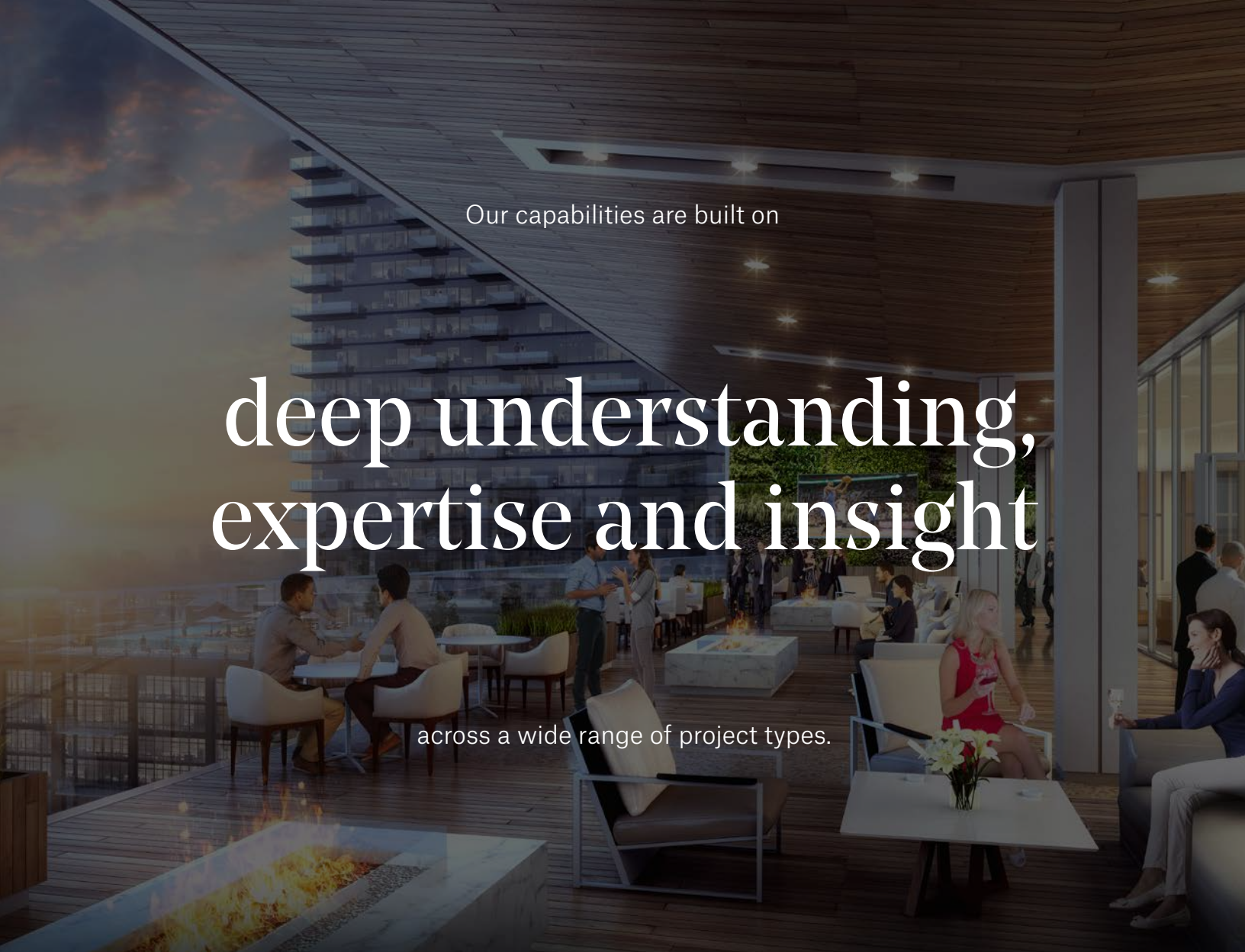
Our commitment to quality is rooted in our desire to meet our clients' needs and expectations for technical quality, service excellence, and consistent performance.

## Collaboration ▾

As your partner, we listen, think, discuss, plan, transform, and prove... together.

## Efficiency ▾

We partner with our clients, communities, and employees to create solutions that enhance the built and natural environment; our streamlined processes trim waste and cut costs without sacrificing quality.

A modern rooftop lounge at dusk. The space features a wooden deck, contemporary furniture, and two large fire pits. People are seen socializing and dining. In the background, a city skyline is visible under a twilight sky. The building's architecture includes a prominent wooden slat ceiling and large glass windows.

Our capabilities are built on

deep understanding,  
expertise and insight

across a wide range of project types.





# Broadway Baxter

**Mixed Use Development**  
Louisville, KY



Gresham Smith was retained by Ohio-based Edwards Communities of Columbus, Ohio to provide, planning, civil engineering and landscape architecture services for a urban mixed use, infill development located in the Original Highlands neighborhood of Louisville, Kentucky. The development would consist of a four-story building built around two open, interior courtyards and a four-level parking garage. The new structure that would include 281 apartments with 30,000 square feet of retail and incorporate the facades of two historic structures. Five other existing residential structures will be saved and renovated for affordable housing.



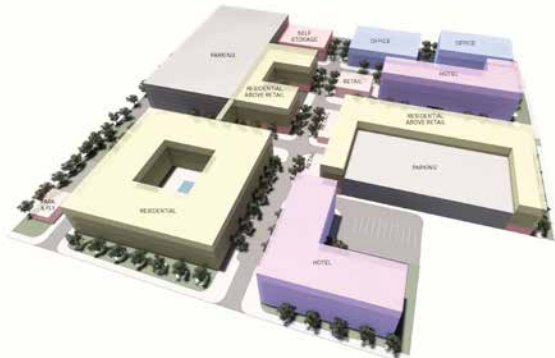






# Confidential Project

## Master Planned Mixed Use Development East of Nashville, TN



Gresham Smith provided master planning services for potential redevelopment of key parcel east of Nashville. The vision for this 12-acre mixed-use development includes hotel, retail, office and residential uses. Our concept design set forth the scale, relationship, and character of the new development. The master plans included building densities, access, parking and adjacencies. High-level engineering was also included to guide the plan regarding utility impacts, stormwater management concepts, and conceptual grading.

# Pennington Bend

## Mixed Use Master Plan

Nashville, TN

Park Holdings called upon Gresham Smith to maximize the potential for their 130-acre site located just east of Briley Parkway in Nashville, TN. We first surveyed the site and performed a traffic impact analysis. Incorporating our findings, we designed a comprehensive master plan which features more than 1 million square feet of office space and nearly 500 apartment homes with complementary retail and restaurants, all covered under the baseline scenario of the area's existing zoning.







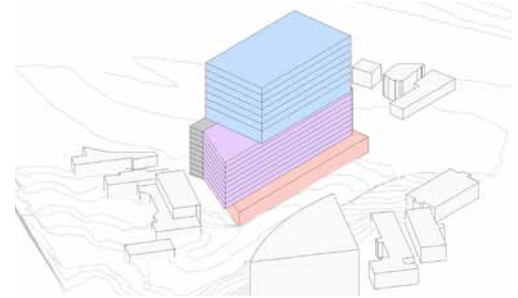


# Middletown Commons

**Retail Center**  
Louisville, KY



Located on 31.7 acres, Middletown Commons supports the area's booming market through current tenants including Academy Sports, Hobby Lobby, Liquor Barn, Ross, Rack Room Shoes and Five Below, as well as several outparcels. Gresham Smith provided entitlements, civil and site design services in addition to completing construction documents for this 264,900-square-foot retail center.



# Murphy Road

## Mixed Use Development Nashville, TN

Gresham Smith is working with developer, GBT Realty, on a mixed-use development on the West End corridor of Nashville. Services we are providing include architecture, civil engineering, entitlements and master planning. Conveniently sited adjacent to interstate access and near one of the city's main business thoroughfares, the project is currently planned for office and hospitality uses above a retail podium. The 16-story development could include 250,000 square feet of office space, a 175-room hotel and about 30,000 square feet of retail and restaurant space.









# Coldstream Research Campus

## Multifamily Housing Plan

Lexington, KY

The former historical horse farm now houses the University of Kentucky's Coldstream Research Campus, a 735-acre campus in agricultural, biotechnology, pharmaceuticals, equine health, engineering technology, pharmaceutical manufacturing and software/IT research. On any given day, some 2,100 employees can be found making strides in their different fields of research. As the University has grown, a new need for strategic planning has risen for this complex campus.

To support the University's desire for more strategic growth, Gresham Smith prepared a conceptual master plan for a 200-acre industrial park within the campus. This master plan used a mix of 50,000- and 100,000-square-foot industrial facilities along a single connection roadway. We then connected with a regional developer to create a master plan for a multi-family residential component on approximately 13 acres to compliment the new industrial buildings. The plan outlined a 273-unit apartment development which incorporated a variety of design standards and goals of the University, including green infrastructure elements.



# Old Brownsboro Crossing

## Mixed Use Development

Louisville, KY

Gresham Smith provided civil engineering, site planning and stormwater management services for this mixed use development that provides a variety of regional services to a rapid growth area east of metropolitan Louisville. The 114-acre property is divided into a series of activity centers to create a more human-scale environment. Each activity center has a unique identity with landscaping, signage and architectural design standards used to unify the overall development. A comprehensive multi-use trail network connects the activity centers, providing opportunities for bicycle and pedestrian access from one center to the next.

Old Brownsboro Crossing contains extensive green space including a three-acre park and town square that serve as the central features of the development. A parkway with a median and 30-foot landscaped buffers along each side provide access through the development and serve as a unifying design element. Buffers along the perimeter of the development reduce visual impact. The site, bounded by two interstate highways and a minor arterial, is situated between existing retail development to the west and residential uses to the west. Low-impact design techniques were used throughout the project to reduce adverse water quality impacts and allow stormwater management to become more integrated into the overall design.









# Medpace

**Madison Square Mixed  
Use Development**  
Cincinnati, OH



Madison Square is a 22-acre mixed use development anchored by a new 370,000-square-foot Class A office building for Medpace. Gresham Smith provided architecture and master planning services for the design of this 10-story office building. The development was designed to feature highly sought after amenities, including 925 spaces of structured parking and ground-floor retail. The master plan also includes a 232-unit residential building supported by 26,000 square feet of retail and 300 spaces of structured parking. A 28,000-square-foot food hall is another amenity of the burgeoning neighborhood.

# Hampton Inn Gateway

**Hospitality Development**  
Nashville, TN



Gresham Smith provided civil engineering, landscape architecture and permitting services for the Hampton Inn Gateway, one of the first projects developed under the Gateway Boulevard Design Guidelines. The project, located in the SoBro area of Downtown Nashville, opened in spring of 2007 and contains 180 hotel rooms. We were also able to expedite permitting of the project by producing an early release "pit excavation" plan, which allowed the contractor to begin the excavation of the subsurface garage prior to building design being complete.



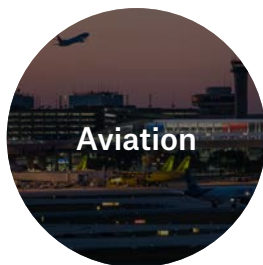
# Springhouse Apartments

**Multifamily Housing**  
Louisville, KY

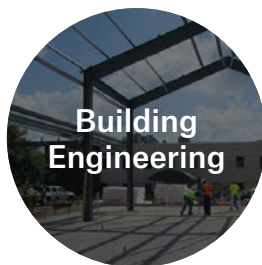
The 15.25-acre site is composed of 224 units in a mix of three- and four-story buildings. In addition, the complex includes a clubhouse, swimming pool, 12-foot, multiuse path, and the preservation of the original home. Gresham Smith provided planning and entitlement services as well as civil engineering, surveying, landscape architecture assistance, and construction administration services.



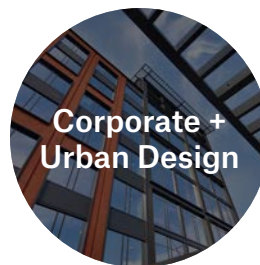
## MARKETS



Airports are as unique as the regions they represent, and we pride ourselves on delivering individuality balanced with the ever-changing demands of the aviation industry.



As design professionals we have considerable experience developing building systems that are cost effective and reliable.



From fundamental workplace renovations to complex mixed-use developments, our award-winning project teams focus on design goals that support a client's success.



Founded on healthcare facility and hospital design in 1967, we are now one of the nation's leading healthcare professional design firms.



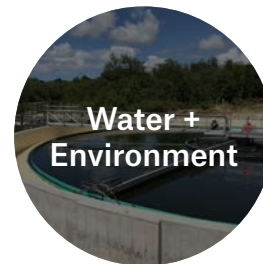
Our professionals bring extensive experience in new plant design, expansions and system modifications, and offer essential design services across many industry segments.



Whether as a direct partner or a complement to our other markets, our land planning professionals provide necessary expertise throughout the life of a project.



The capacity to handle everything from planning to technical design for transportation projects sets us apart from many other firms, and we've been doing so for almost four decades.



From maintaining clean drinking water, treating wastewater and managing stormwater to overall environmental management—we help you keep your community healthy and resilient.

## FIRM SERVICES

Architecture

Commissioning

Engineering

Environmental & Sustainability

Experiential Design & Wayfinding

Interior Design

Landscape Architecture

Planning

Program Management /

Construction Management /

EPCM / Alternative Project Delivery

Site Development







# Gresham Smith

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Alpharetta, GA  
Atlanta, GA  
Baton Rouge, LA  
Birmingham, AL  
Charlotte, NC  
Chattanooga, TN  
Chicago, IL  
Chipley, FL  
Cincinnati, OH

Columbus, OH  
Dallas, TX  
Ft. Lauderdale, FL  
Jackson, MS  
Jacksonville, FL  
Knoxville, TN  
Lexington, KY  
Louisville, KY  
Memphis, TN

Miami, FL  
Nashville, TN  
Raleigh, NC  
Richmond, VA  
Suwanee, GA  
Shanghai, China  
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