

CERTIFIED TECH PARK

REDEVELOPMENT PROJECT IN BLOOMINGTON, INDIANA



blackline



MKSK

A Proposal from:
MILHAUS DEVELOPMENT

with:
Blackline Studio &
MKSK

for:
City of Bloomington
Economic and Sustainable Development
401 North Morton Street, Suite 150
Bloomington, IN 47404

The contents of this proposal are requested to remain private until such time as the City of Bloomington and Milhaus Development have fully negotiated terms of the agreed-upon proposal.

BLOOMINGTON CTP

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PROPOSAL SUMMARY



GOALS

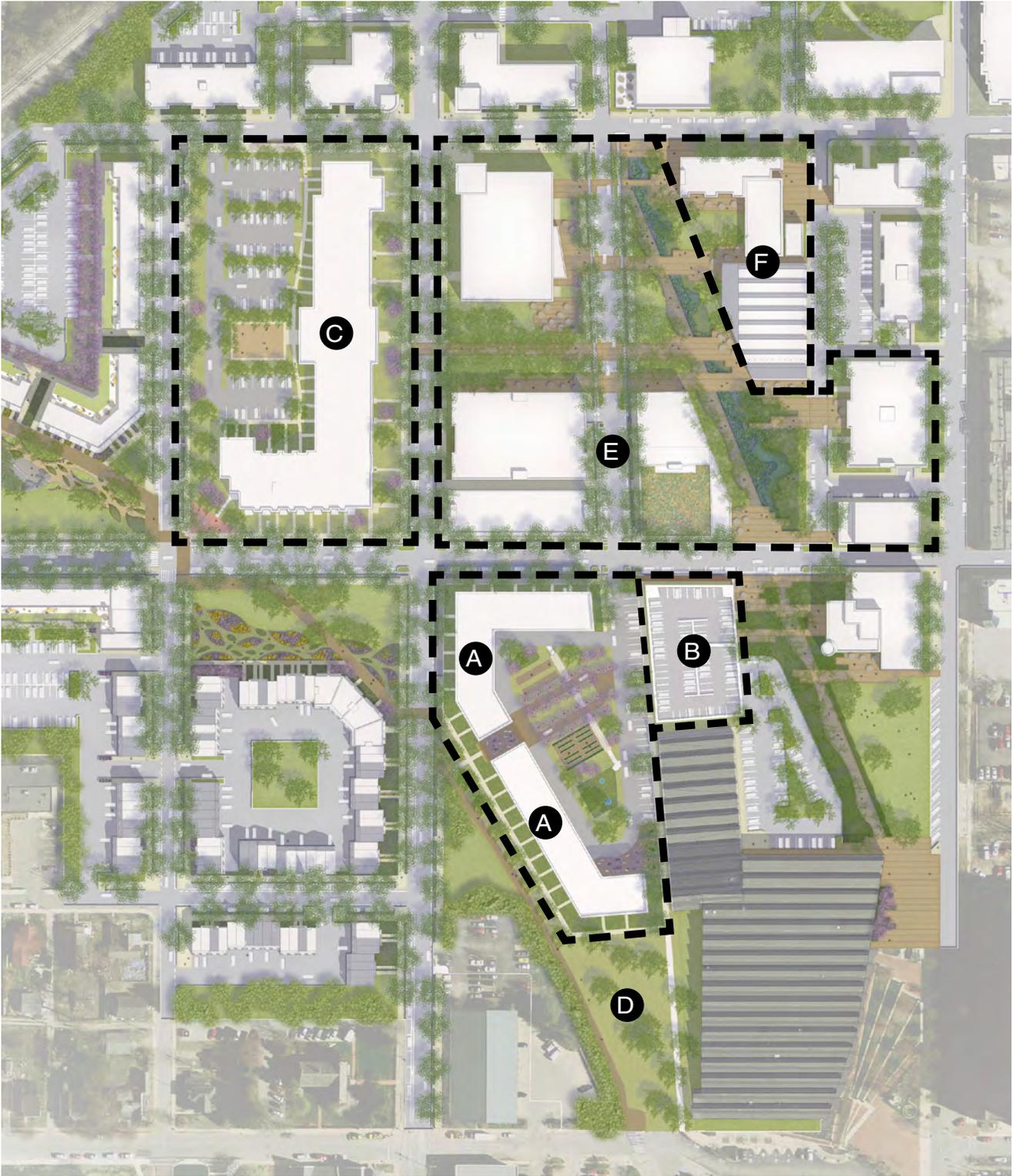
Milhaus Development, LLC (“Milhaus”) is pleased to present this Proposal for redevelopment of the site identified in the Request for Proposal published in October 2014 (“Site”). Together with Blackline Studio (“Blackline”) and MKSK (“MKSK”), the project team has put together a project proposal for the highest and best use of the Site. The Site offers unique challenges that require a tailored solution given the priorities of the City of Bloomington and the current real estate market. The project team approached the site with the following goals identified. The project goals were distilled from both the RFP and a collective 30+ years of real estate development and design experience. These goals are;

- (a) increase area density with diverse uses such as tech incubator office, market rate residential, and senior housing residential,
- (b) position the site for attraction of technology, educational, or cultural uses,
- (c) merge the area with existing fabric and enhance public amenities such as the B-line corridor and green spaces, and
- (d) implement a plan that integrates sustainability, economic development, and historic preservation.

The Site presents an opportunity to plan an integrated design that will benefit all uses and stand as a testament to the benefits of forward-thinking urban design and planning.

VISION

Once all phases of development are complete, the Site will be a center of innovation and progress for the Bloomington community, the state, and the nation. During the day, the technology incubator space in the rehabilitated Showers Kiln and Dimension Mill will buzz with local startups pursuing visions of the future. In the evenings, the Site will be home to residential users of the market rate residential and the active lifestyle living communities. A portion of the site, reserved for to-be-determined future use, will be an opportunity to expand upon the successes of the first wave of developments in a thoughtful and sustainable way. The residual site would be positioned to grow as the new office space of a successful start-up launched in the Showers incubator space, a local cultural institution, or a space serving the public. The completed Site will be a diverse mix of uses that will exhibit the successful synergies that come from mixed-use environments.



PROPOSAL SUMMARY



USES

Market Rate Multifamily Residential [A]

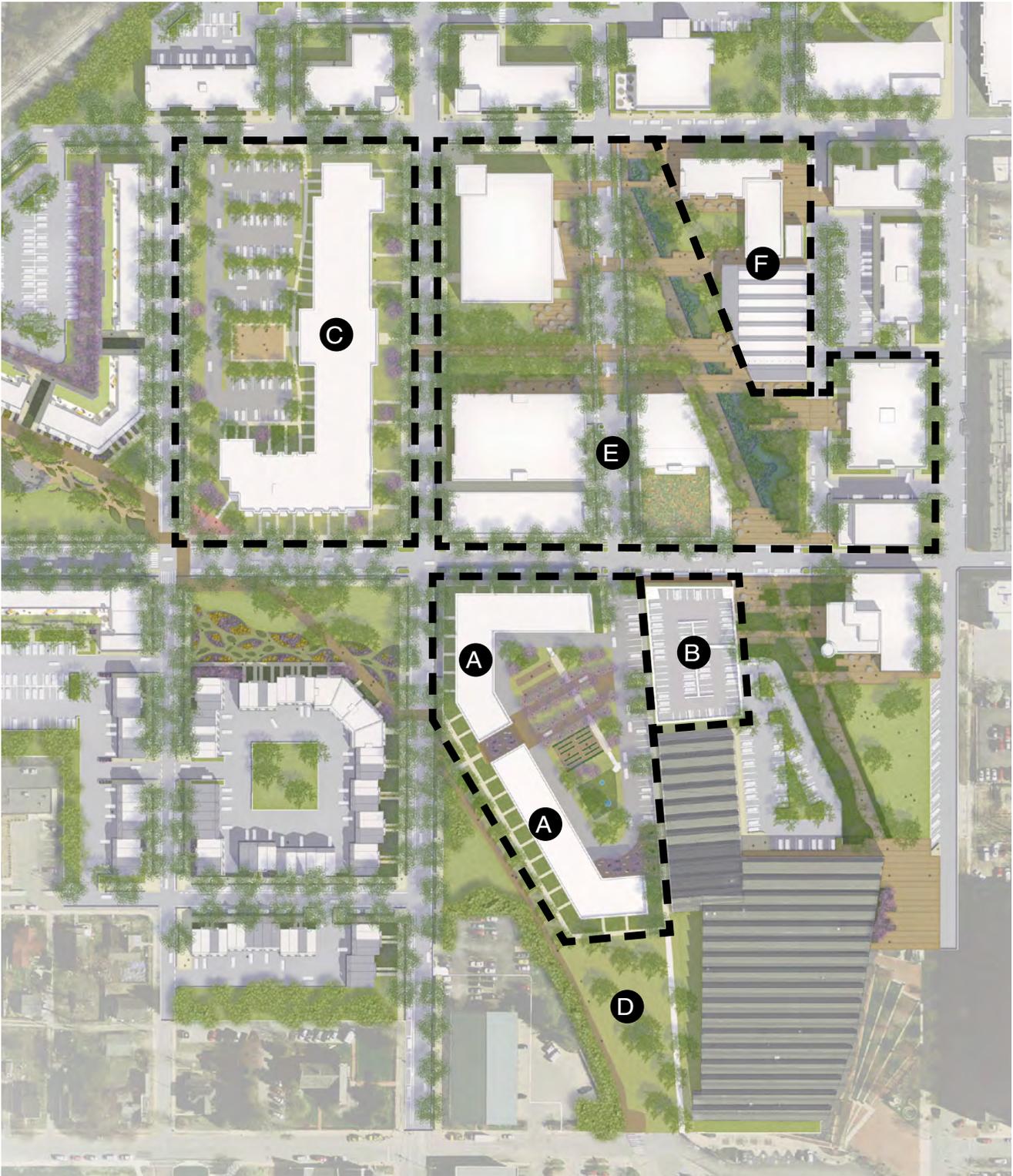
The Site is well-positioned along the B-line trail corridor to create a unique residential community oriented toward professionals and adults. The market rate residential component of this Proposal is positioned and designed to cater to mature, year-round Bloomington residents. This project cornerstone has been carried through the site, buildings, floorplans, and amenity design. The residences will cater to those working in Bloomington who desire the amenities of a more urban lifestyle with the unique twist of Bloomington culture. The residences will be marketed either as for sale or for rent, depending on existing market dynamics.

Shared Parking Garage [B]

In order to provide the most efficient use of the Site and plan for future developments, the Proposal includes a structured parking component to be constructed with central accessibility for all uses of the Site. The structured parking will function to (a) serve technology incubator users and guests, (b) serve as a portion of resident parking, and (c) serve future developments on the residual parcels of the Site. This Proposal envisions that the structured parking garage will be funded through public sources.

Active Lifestyle Housing [C]

As a use unique to the current housing stock in the downtown Bloomington neighborhood, an active lifestyle senior community will bring mature residents to the immediate area. Located along the western portion of the site and along the B-line trail, the senior housing component of the Proposal will attract active seniors to the many amenities of the downtown community. The senior component will extend the active use of the B-line trail from the downtown core up further along the mature residential neighborhoods of the north. Millhaus anticipates partnering with a senior housing developer for the development of this portion of the Site and has been in discussions with an interested developer.



PROPOSAL SUMMARY



USES

Public Park [D]

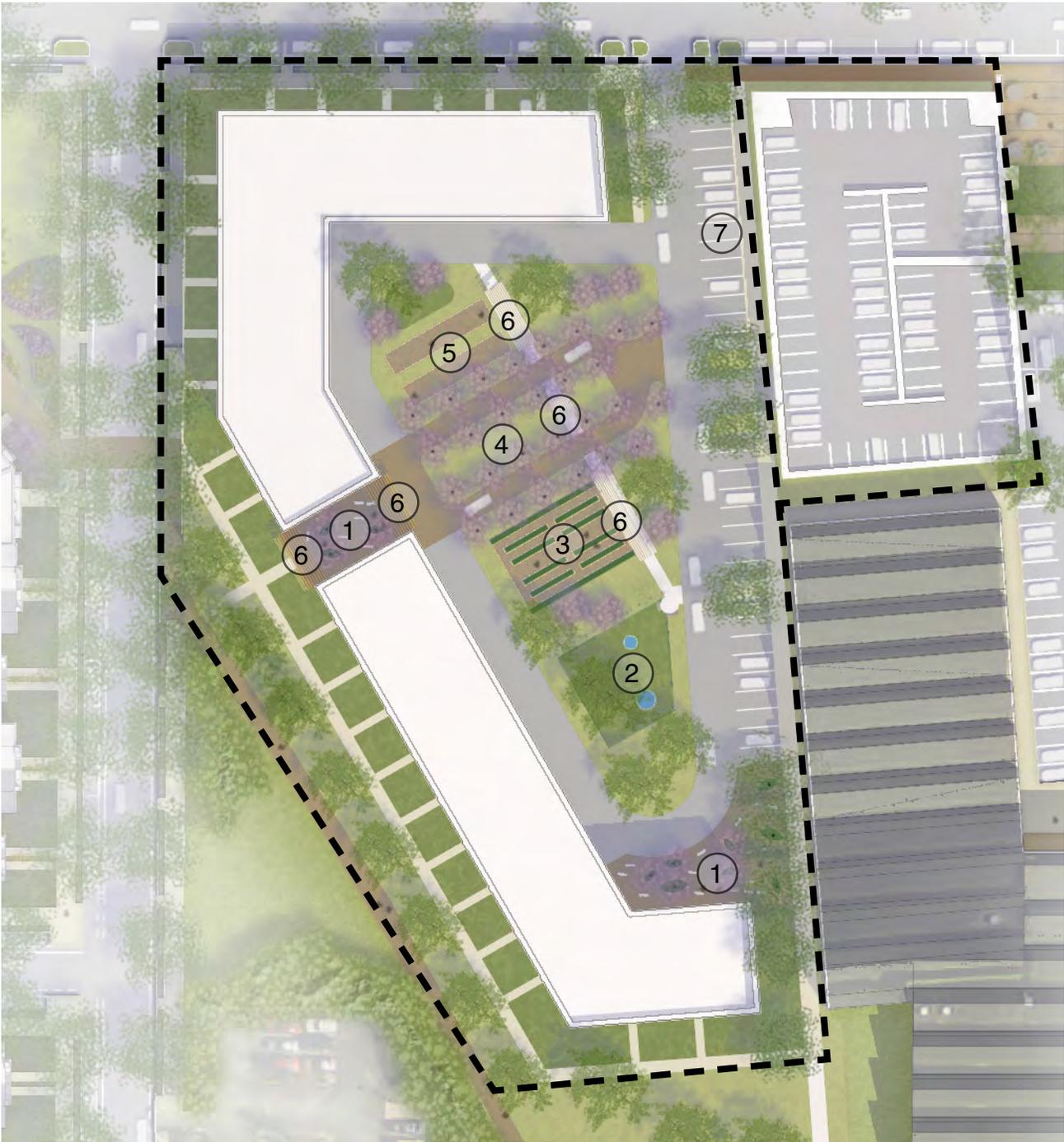
Just south of the market rate residential and nestled between the B-line trail and the Showers building, the public park will extend the outdoor amenity space of the B-line trail and provide an attractive outdoor use for downtown employees and guests.

Reserved Site for Future Phases [E]

Approximately 4.5 acres will be reserved for future development phases or other unidentified uses. The other identified components will all be developed along the same development schedule as the initial phase of the project. As the market determines the highest and best use of the remaining acreage, future developments will be considered within the context of the the newly developed sites. As a portion of this Proposal, the residual 4.5 acres will be bounded by a new technology incubator to the east, and an active living community to the west, and a vibrant 10th street along with ample parking infrastructure to the south. This Proposal envisions that this residual acreage will increase significantly in value after the development of the surrounding parcels. At the appropriate time, the City of Bloomington may choose to move forward with the best use in future developments.

Start-Up Incubator [F]

A core development unique to the site will be the development of a technology incubator space that will function as a cluster of innovation and economic driver of the next wave of Bloomington businesses. This Proposal envisions the historic buildings of the Showers Mill and Kiln as ideal locations for such incubation space. Milhaus anticipates partnering with a local technology incubation group in the development of the historic building on the Site.



- Amenity 1** **Gathering Terrace**
- Amenity 2** **Bark Park**
- Amenity 3** **Culinary Gardens & Outdoor Kitchen**
- Amenity 4** **Drop-off Promenade**
- Amenity 5** **Bocce Court & Putting Green**
- Amenity 6** **Trellis Element**
- Amenity 7** **Head-In Surface Parking**



PROPOSAL SUMMARY



PURCHASE TERMS

This Proposal is specific to the purchase of 2.75 acres of the identified site. Milhaus will purchase the 2.75 acre multifamily parcel for **Nine Hundred Thousand Dollars (\$900,000)**. The developing group behind each other proposed use will contract individually with the City for their parcel of development. The terms of those transactions will be determined upon selection of each development group as preferred developer for that parcel. Milhaus will assist in negotiating and arranging purchase and development terms for the other development parcels.

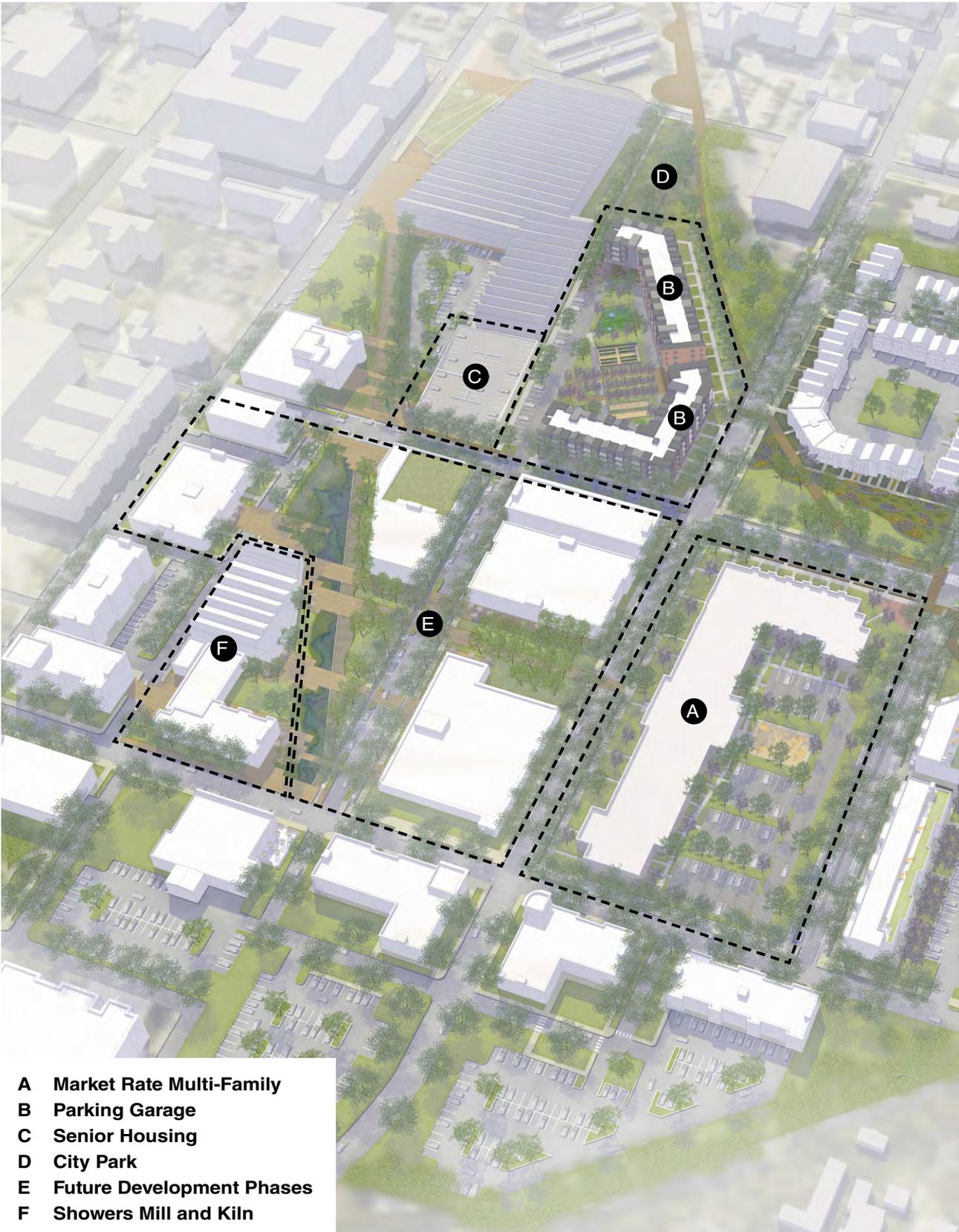
DEVELOPMENT TERMS

One major benefit of developing multiple parcels in one localized area is the ability to capitalize on available efficiencies given adjacent land uses. This proposal has been developed with the concept that the use of the Site would be maximized by condensing and sharing parking within one centrally-located parking garage. Infrastructure improvements and parking garage construction are the extent of economic incentives envisioned for the multifamily portion of this Proposal.

ECONOMIC IMPACT

The Project will add full-time employment to the downtown neighborhood via the start-up incubator and any continuation of business operations originating at the incubator. The Project will also add part-time jobs through the construction of the new and rehabbed building construction. The additional full-time residents will also increase the economic activity in the downtown core as they live, work, and play in the neighborhood.

Given the total estimated project costs outlined below, the entire first phase of project will have an economic impact of adding approximately \$1,000,000+ annually to the property tax rolls.



- A Market Rate Multi-Family**
- B Parking Garage**
- C Senior Housing**
- D City Park**
- E Future Development Phases**
- F Showers Mill and Kiln**



PROPOSAL SUMMARY

PROJECT COST SUMMARY

The multifamily portion of the Proposal is estimated to be \$17M to \$18M. This includes land cost, hard construction cost, and other development costs.

Project Budget	
Land Cost	\$900,000
Hard Cost	\$12,508,210
Soft Cost	\$3,828,397
Total Budget	\$17,236,607

All of the developments outlined in this Proposal, including the multifamily project, the active lifestyle community, the start-up incubator, and the parking garage, are estimated to cost between \$55M to \$60M. This estimate includes land cost, hard costs, and other development soft costs. The estimate does not include sale of the remaining parcels or other development outside of this Proposal.

DEVELOPMENT SCHEDULE

Assuming preferred developer selection in the first quarter of 2015, the following is the anticipated Project schedule:

Project Awarded	Q1 2015
Project Development	Q2 2015 - Q4 2015
Land Closing	Q3 2015
Incubator Office Construction Start	Q3 2015
Multifamily, Senior, Garage Groundbreaking	Q4 2015
Incubator Office Construction Period	Q3 2015 - Q2 2016
Multifamily, Senior, Garage Construction Period	Q4 2015 - Q2 2017
Incubator Open	Q2 2016
Multifamily, Senior, Garage Open	Q2 2017

Early 2017 is the anticipated date for project opening of all elements of the first phase. The second phase of development on the residual 4.5 acres could begin at any time during this schedule to be merged with the global schedule.



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PROGRAM DETAILS

MULTIFAMILY PROGRAM

The multifamily portion of the development will create a mature residential community oriented toward full-time Bloomington residents seeking an urban lifestyle. The design of the buildings and site have been developed with the goal of catering to a mature audience who desires to live in a progressive professional community.

The multifamily site will be comprised of two buildings, oriented along the B-Line trail and along the new 10th Street. The interior of the community will become amenity space for use of residents and guests. Just south of the building is proposed as a public park for city use and development.

The community will include 129 units ranging from one to three bedrooms. Along the B-Line, Rogers, and 10th Streets, the first floor units will be designed as walk-up 'townhome' style units. Above the first two floors will be another two floors of flat-style units. The program unit mix is as follows:

Unit Type	Count	Percent	Bath	SF	Total SF
1 Beds	73	57%	1	652	47,567
2 Beds	53	41%	2	1,165	61,761
3 Beds	3	2%	3	1,461	4,383
Total	129	100%		881	113,711

Parking for these units will come in three forms; tuck-under garages, surface parking, and garage parking. The parking breakdown is proposed as follows:

Total Parking Required (1 space/bed)	188
Tuck-under parking	34
Surface parking	30
Garage parking	124

Amenity space will be provided outdoors and within the buildings. Outdoor amenity areas, seen in the adjacent spread, will be targeted toward uses common to a mature market-rate multifamily audience. These include culinary gardens, dog parks, bocce ball courts, and gathering spaces. Indoor amenity spaces will be along the lines of conference rooms, theater rooms, and fitness areas.



PROGRAM DETAILS



MULTIFAMILY DESIGN DETAILS

This proposed multi-family apartment project builds upon the on-going working relationship of Milhaus Development with Blackline. As a team, Milhaus and Blackline have designed, constructed and put in service 330 units (in Mozzo, Circa, and Circa 2) with another 300 units currently proposed for two projects.

The architectural design is based upon the notion of utilizing townhouse-type units at the perimeter of the site facing the B-Line, Rogers and the new extension of 10th Street. This type of unit creates an active streetscape with front doors and porches facing the street life. The townhouse typology also places the bedrooms on the second floor which is generally more desirable for tenants. On the interior side of the buildings and for two floors on top of the townhouses, the unit types become flats. This mix of unit types creates a vitality within the development and engages more fully with the surrounding community.

The building footprints were specifically developed to follow strong urban planning principals by defining the perimeter street (and trail) walls, keeping parking and garages internal to the site, and creating an internal green space for the use and benefit of the residents. This site layout encourages connection with the city at the intersection of the B Line and Rogers along with the proposed future City Park and City Hall further south on the site.

The image of the architecture will fit the surrounding context by referencing both the industrial history of the site and urban housing. The proposed materials would consist of a palette of brick masonry, metal panel siding, and fiber cement siding. Typical to this type of project, the windows and patio doors will be a premium vinyl with a color coating on the exterior. Each of the units will feature either a porch or balcony of a usable size (approximately 4' x 12'). The tuck-under garages on the first floor of the buildings at the interior of the site will be for residents to rent as well as the shared parking garage proposed.

Each unit will feature a recessed entry off the hall, full kitchen with solid surface countertop, full-size appliances, stacked washer and dryer units, walk-in closets, and attractive finishes commensurate with market rate units.



PROGRAM DETAILS

START-UP INCUBATOR PROGRAM

The start-up incubator program will be determined by the managing partner of the incubator space. For the purposes of this Proposal, Milhaus has identified the Mill and the Kiln as the likely sites for this development. Milhaus intends to participate as a partner in the development with a user the City of Bloomington selects as the winning candidate for those parcels. Milhaus is flexible in determining the dynamics of the transaction surrounding the start-up incubator development and what structure makes the most sense for all parties involved.

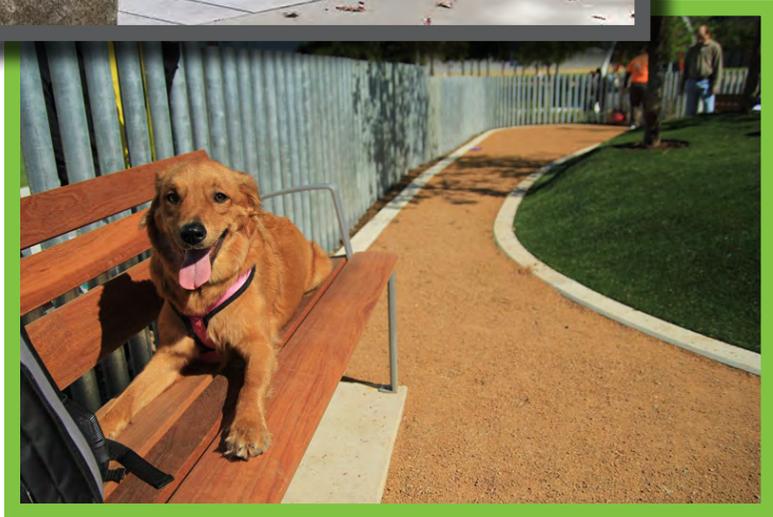
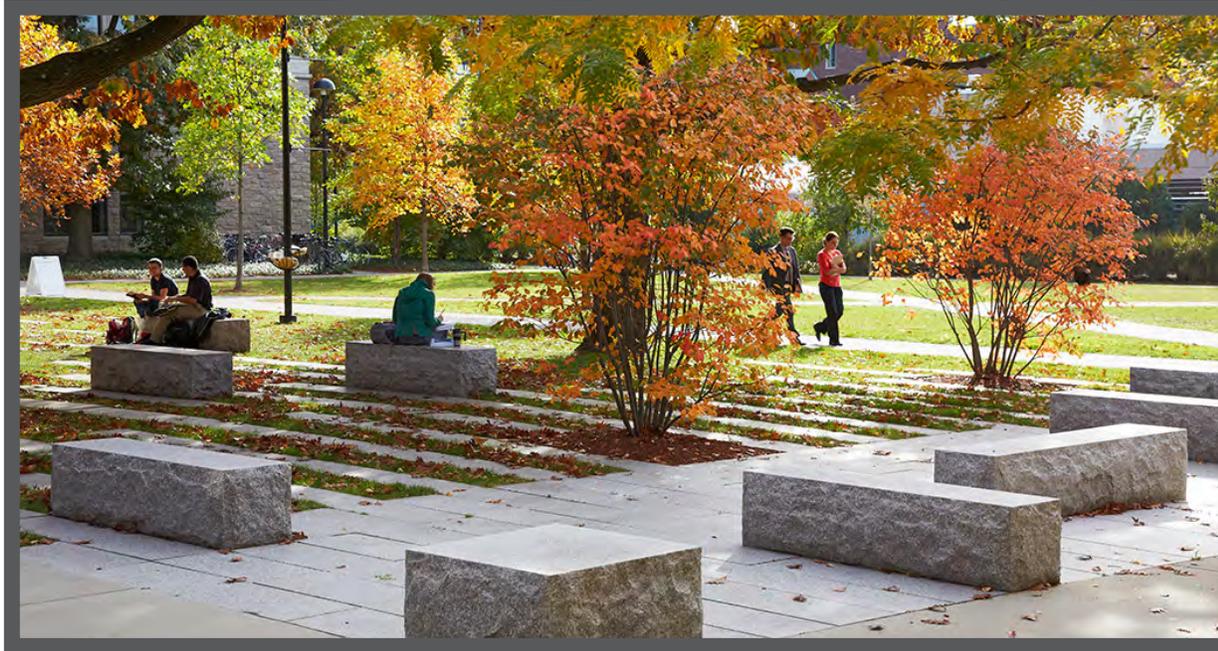
ACTIVE LIFESTYLE COMMUNITY PROGRAM

The specifics of the active lifestyle housing program will be determined by the developer selected for this component. Milhaus has had discussions with a senior housing developer who is has interest and is capable of developing an 70-75 unit, 100,000 square foot senior housing development. For the purposes of this Proposal, this program has been used as a baseline to determine the overall project program.

PARKING GARAGE DETAILS

The parking garage will serve the market-rate residential, the start-up incubator, and any future uses in the residual 4.5 acres. The Proposal includes a 350 space, above-grade structured parking garage. The parking space breakdown is as follows;

Parking Use	Spaces
Start-Up Incubator (3 per 1,000sf)	90
Residential	124
Future Uses	136
Total	350



FINANCIAL DETAILS

FINANCIAL DETAILS

The project will be funded through debt and equity sources. Each component of the project will be financed independently. For the multifamily portion of the project, the following is a breakdown of the project financing sources and budget uses.

Financing Sources	
Debt Financing	\$12,065,625
Equity Financing	\$5,170,982
Total Financing Sources	\$17,236,607

Project Budget	
Land Cost	\$900,000
Hard Cost	\$12,508,210
Soft Cost	\$3,828,397
Total Budget	\$17,236,607

Equity will be sourced through private equity sources that have already invested and developed projects with Milhaus. Debt will be financed through a lender with appropriate multifamily development experience and will be determined closer to time of closing. Milhaus has over \$250M in ground-up development experience with equity sources and lenders and can confidently source financing for the project.

Based on recent transactions of similar scope and volume, Milhaus is estimating the following debt term structure;

- LTC: 75% of total costs
- LTV: 75%
- Security: 1st mortgage on property
- Term: 3-5 years
- Rate: Interest only
- Points: 25 basis points



DEVELOPMENT PROCESS



PROJECT SCOPE AND DEVELOPMENT PROCESS

Milhaus and the Team know that design development and community engagement are critical to the success of any development project. This is particularly acute in this instance given the large scope of the project and the proximity to the urban core of Bloomington.

Milhaus has experience working with other development groups on projects of similar scope and concept. During the development process and throughout construction, Milhaus is dedicated to creating an overall project that achieves the highest and best use for the overall project, and will work with all parties involved to accomplish that goal.

Milhaus will work closely with the Plan Commission staff to develop a building design that represents an innovative, forward-thinking approach to urban residential communities. Milhaus takes pride in developing projects with progressive and long-lasting aesthetic value. The design intent for the multifamily portion of the project is to accomplish a mature aesthetic that attracts full-time residents who want to live in the heart of the city and experience the culture of Bloomington year-round.

Upon award of the project, Milhaus will begin the Development Process. The Milhaus Development Process starts with a critical look at the design of the site and the goals of the development, the Schematic Design phase. In this instance, this also includes the goals of the overall project as well as the multifamily portion, and will involve collaboration with other developing parties. As the design reaches a final schematic state that has been approved by the local community processes, Milhaus will then enter the Design Development phase. During this phase, the design consultants finalize the intricate details of the site and buildings and coordinate with a general contractor, Milhaus Construction, for design and bid finalization. Upon due diligence and financing completion, the Construction phase will begin. Milhaus Construction will manage the construction of the multifamily portion of the project. During this phase, Milhaus Development will work closely with design consultants and Milhaus Construction to ensure delivery at the high standard that Milhaus demands.

TEAM QUALIFICATIONS





COMPANY PROFILE &
PORTFOLIO

530 East Ohio Street, Suite A
Indianapolis, IN 46204

317-226-9500
www.milhaus.com

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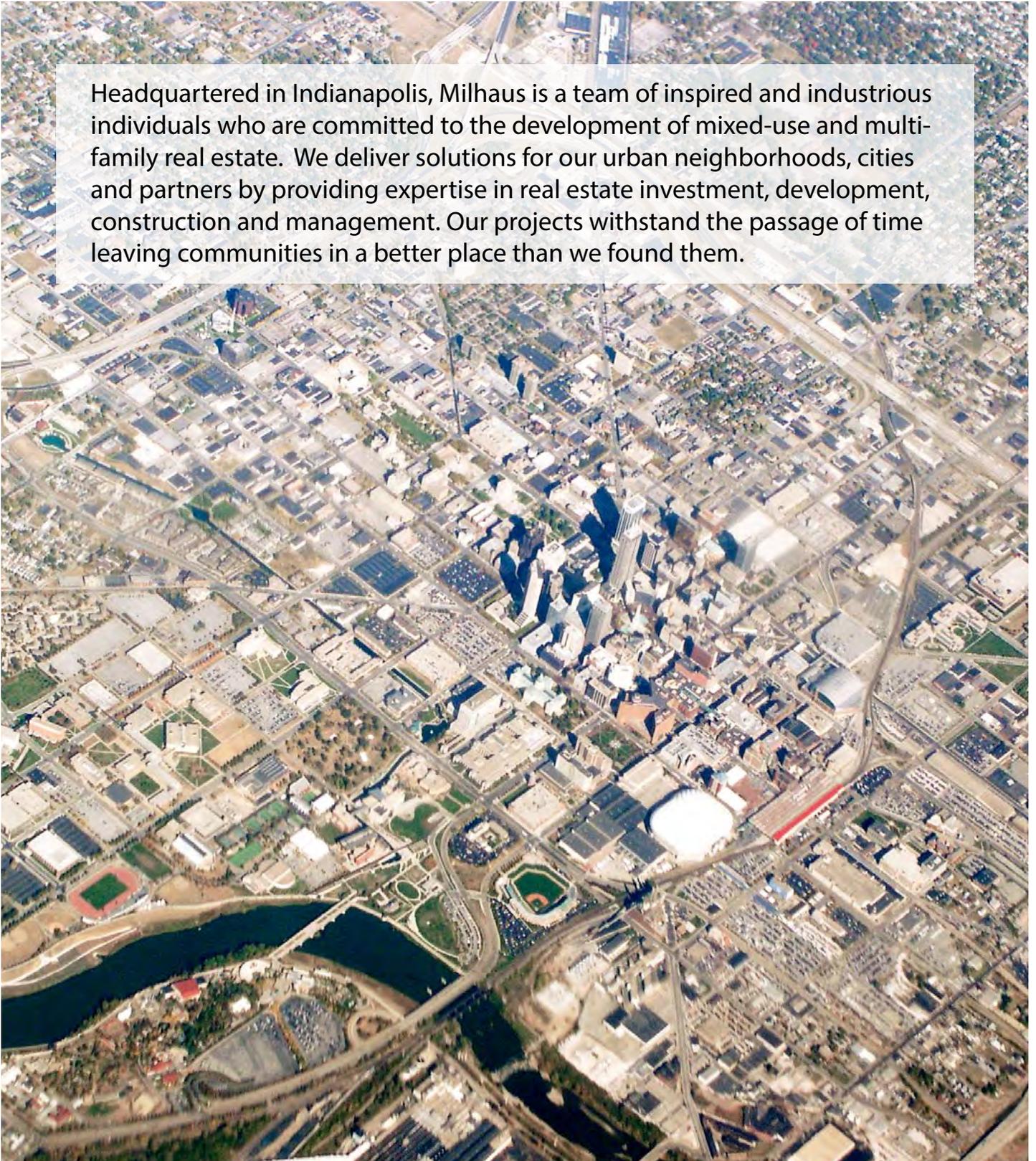
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COMPANY PROFILE



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Headquartered in Indianapolis, Milhaus is a team of inspired and industrious individuals who are committed to the development of mixed-use and multi-family real estate. We deliver solutions for our urban neighborhoods, cities and partners by providing expertise in real estate investment, development, construction and management. Our projects withstand the passage of time leaving communities in a better place than we found them.





Tadd M. Miller
Principal, CEO
317-236-7161
tadd.miller@milhaus.com

Tadd Miller is CEO and a co-founder of all Milhaus related companies. He has led the development, finance and construction of urban multi-family and mixed-use properties throughout the Midwest and Florida totaling over \$650 million. With his real estate experience beginning in central Indiana, his vision and companies continue to improve urban living and have led the renaissance of downtown living in Indianapolis. At Milhaus, Tadd leads corporate strategy of all divisions, business development and investor relations.

Tadd graduated from the College of Architecture and Urban Planning at Ball State University, completed his MBA at Indiana Wesleyan University, and then received his law degree from Indiana University. He is actively involved in the Urban Land Institute, the International Council of Shopping Centers, and is a co-founder of Indianapolis-based Wellfount Pharmaceuticals, one of the state's 40 fastest growing companies. Tadd has been named one of Indianapolis Business Journal's "Forty Under 40," "Young Professional of the Year" by the Young Professionals of Central Indiana and "Who's Who in Commercial Real Estate." In 2007, Junior Achievement named him "Indy's Best and Brightest" in real estate.

Jeremy C. Stephenson
Principal, Executive VP of Development & Construction
317-602-6125
jeremy.stephenson@milhaus.com



Jeremy Stephenson is principal of all Milhaus related companies and the executive vice president of Milhaus Development and Milhaus Construction. Prior to joining Milhaus, Jeremy led the development of \$550 million of hotel, office, retail, and residential developments throughout the country. He brings to Milhaus an extensive track record of executing complex urban mixed-use public-private partnerships including the recently developed \$425 million JW Marriott convention center hotel in downtown Indianapolis. At Milhaus, Jeremy oversees the development and construction departments and is involved in corporate strategy, business development, and brand implementation.

Jeremy is a graduate of the Indiana University Robert H. McKinney School of Law and also received his Masters of Business Administration from Butler University. Prior to completing his MBA, Jeremy graduated with honors from Butler University in Political Science. Jeremy serves in voluntary leadership roles with the Urban Land Institute, Outreach, Inc, the 2012 Super Bowl Host Committee, and Common Ground Christian Church. He previously served on the board of the Greater Indianapolis Habitat for Humanity, Keep Indianapolis Beautiful, Butler University Alumni Board and multiple scholarship foundations. He is also actively involved with Wheeler Mission Homeless Shelter and a member of the Indianapolis Bar Association. Jeremy was recently recognized with the Indianapolis Business Journal's "Forty Under 40" award.

**Andrew B. Lahr**

Principal

317-236-7122

andy.lahr@milhaus.com

Andy Lahr is a co-founder and Executive Vice President of Finance and Operations of all Milhaus related companies. He has negotiated debt and equity sources to obtain \$650 million in financing for mixed-use and multi-family projects since 2002. Andy's expertise includes financial management, development underwriting and corporate operations. At Milhaus, Andy leads the finance and accounting departments and is responsible for corporate operations.

He earned a bachelor's degree in business management from Ball State University with specialties in finance and economics. He is a member of the International Council of Shopping Centers, Urban Land Institute and the National Association of Realtors.

Gregg A. Hendershot

Vice President of Construction

317-371-5440

gregg.hendershot@milhaus.com



Gregg Hendershot is Vice President of Milhaus Construction, LLC. He is responsible for all aspects of the construction process from pre-construction through substantial completion for both in-house and third party client projects. Gregg has over 27 years of experience providing uncompromised excellence in the construction field. He is responsible for day-to-day operations including profit and loss responsibility, planning and organizing of operations, workload balance, business development and risk management. Gregg continues to direct regional construction divisions with exceptional management and leadership skills as Vice President and President for top leading firms in the Midwest and Southeast specializing in multi-family, mixed use and commercial construction. He earned his bachelor's degree in Building Construction and Contracting from Purdue University.



Alexandra S. Jackiw, CPM®
President of Milhaus Management, LLC
317-672-7903
alexandra.jackiw@milhaus.com

Alexandra (Alex) Jackiw is President of Milhaus Management, LLC. She is responsible for the oversight of all property management operations and asset management functions for the Milhaus-owned portfolio and the expansion of the management services platform for institutional, third-party clients. Alex is a nationally-recognized real estate executive with extensive experience managing large portfolios throughout the U. S. for both privately-held and publicly traded companies. In addition to property and asset management, her experience includes marketing, training, consulting and business development.

Alex received her Bachelor's degree in Chemistry from the University of Rochester and a Master's degree in Education from Ohio University. Active in professional organizations, she served as Chairman of the Board of the National Apartment Association (NAA) in 2013 and President of the NAA Education Institute from 2008 through 2009. Alex is also a member of the Institute of Real Estate Management, National Multi Housing Council, Housing Education and Research Association, and IndyCREW. She is past chair of the Residential Property Management Advisory Board at Virginia Tech and will complete a four-year term as President of the Ball State University Residential Property Management Advisory Board in 2014. Alex has held adjunct faculty appointments at both Virginia Tech and Ball State University where she has continued to teach in their respective Residential Property Management programs for a number of years.

Kimberly S. Hurd
Senior Director of Residential Services
317-602-2783
kim.hurd@milhaus.com



Kimberly Hurd is the Director of Residential Services for Milhaus Management, LLC. She has led the marketing, training and on-site operations of multi-family properties throughout the Midwest at a mid-size property management company encompassing 19,000 units. Kimberly's expertise includes employee development, sales, training, lease-ups and operations. At Milhaus, Kimberly leads the property management division and is responsible for all on-site operations.

She earned her bachelor's degree in Education from Franklin College and is currently pursuing a Master's Degree in Adult Learning from Indiana University. Kimberly is a faculty member of the National Apartment Association's Education Institute (NAAEI) and serves on the Curriculum Advisory Committee and the Next Generation Task Force for the National Apartment Association. In 2007, Kimberly was named the Indiana Apartment Association's Volunteer of the Year.

**Gregory B. Martin**

Principal

317-236-7123

greg.martin@milhaus.com

Greg Martin is a cofounder of all Milhaus related companies. He has led the development and construction of large mixed-use projects totaling over \$650 million in the Midwest, Texas and Florida. Greg's expertise in development underwriting and construction management allows Milhaus to consistently deliver on project expectations. His varied experience includes development, brokerage, construction, appraisal and market analysis of investment grade properties. At Milhaus, Greg leads construction management, including Milhaus Construction, LLC.

He earned his bachelor's degree from Indiana University with majors in finance and real estate. He is a member of the Appraisal Institute (awarded the MAI designation), the Indiana Leadership Forum Board of Directors, Urban Land Institute, the International Council of Shopping Centers and is a licensed real estate broker in Indiana.

Patrick J. Kinder

Director of Construction

317-672-7907

patrick.kinder@milhaus.com

Pat Kinder is the Director of Construction. He is accountable for managing the project management staff including the review of overall Milhaus project compliance that each project manager is directly responsible for, communication and accountability of the corporate construction portfolio, internal to the department as well as external to the other departments and customers. Pat brings over 20 years of experience in every facet of the construction industry. He earned his bachelor's degree in Building Construction Management from Purdue University.



Terry D. Hughes
Vice President of Development
317-602-6087
terry.hughes@milhaus.com

Terry Hughes is Vice President of Milhaus Development, LLC. He is responsible for all aspects of the development process for projects in Oklahoma, Indiana, and other markets. Throughout his career, Terry has been involved in multiple aspects of real estate investment, including roles in construction, development, capital markets brokerage, and property management. With this background, Terry is particularly passionate about delivering projects that meet the highest expectations of the end user while achieving the financial objectives for the investment. Terry graduated *cum laude* from Middle Tennessee State University with a B.S. in Industrial Technology majoring in Concrete Industry Management. Terry also holds an M.B.A. in Finance from the I.U. Kelley School of Business and a J.D. from I.U. McKinney School of Law. Finally, Terry maintains licenses in both law and real estate brokerage.

Jake D. Dietrich
Director of Development
317-602-2657
jake.dietrich@milhaus.com



Jake Dietrich is a Director of Development at Milhaus. He is responsible for all aspects of the development process for projects in Indiana and Ohio. Jake develops each project with an unwavering aspiration for improving building sustainability and design innovation. He graduated *cum laude* from the College of Architecture and Planning at Ball State University with a Bachelor of Urban Planning and Development with a minor in Real Estate Development. He is a LEED Green Associate, co-chair of the Urban Land Institute's Indiana Young Leaders Group, and a member of the United States Green Building Council. He also serves as a guest juror for Ball State's College of Architecture and Planning and is actively involved in Common Ground Christian Church.



Greg L. McHenry
Director of Development
317-602-2044
greg.mchenry@milhaus.com

Greg McHenry is a Director of Development at Milhaus. He is responsible for all aspects of the development process for projects in Indiana. Greg earned his law degree from the Indiana University Maurer School of Law in Bloomington, Indiana and graduated with honors in finance and business economics at the I.U. Kelley School of Business. He is an active member of the Urban Land Institute as a part of the Executive Board of the Mixed-Use/Urban Infill East Central Regional Product Council and participates in the Indianapolis Downtown Marketing, Inc. board. Greg uses his finance and legal background combined with his passion for real estate to explore new designs to incorporate into financially attractive developments.

Branden S. Burke
Director of Development
317-672-7904
branden.burke@milhaus.com



Branden Burke is a Director of Development at Milhaus. He is responsible for all aspects of the development process for projects in Kentucky and emerging markets. Branden recently completed his two-year rotation at the Orr Fellowship, an unrivaled peer-network, working for some of the most progressive, successful, and high-growth companies in central Indiana. While a Project Manager, he developed multimillion dollar corporate real estate properties and engineered critical customer integrations. Branden graduated from Purdue University with a bachelors degree in Building Construction Management with a specialization in Healthcare Construction Management. Branden's global experience in construction and project management, along with his passion for real estate development and architecture, drives him to be a builder and creator by making positive impacts on communities and neighborhoods.



David C. Basch
Senior Financial Analyst
317-672-7902
david.basch@milhaus.com

David Basch is a Senior Financial Analyst at Milhaus. He is responsible for investor reporting, financial analysis and research and administrative aspects of the company's real estate assets and investment portfolios. David graduated *magna cum laude* with honors from the School of Business at The Citadel with a Bachelor of Business Administration with an Accounting concentration. Prior to joining Milhaus, David worked as a financial analyst for an affordable housing developer and a financial analyst in the equity capital markets group of an investment bank.

PENN CIRCLE

Carmel, IN



Located:
Pennsylvania Street and Old Meridian Street; Carmel, IN

Completed: 2013

Residential: 193 units

Retail Parcel: 0.7 acres

Density: 34.8/acre

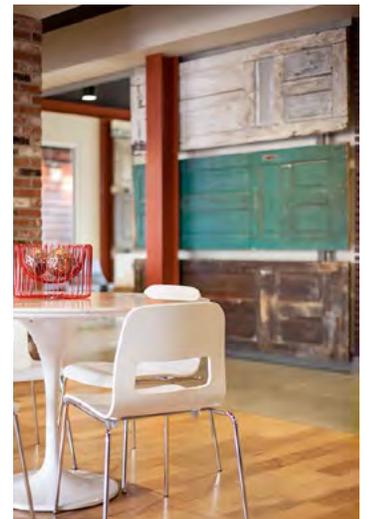
Investment: \$20M

Developer:
Milhaus Development

Contractor: Gene B Glick Co.

Manager: Gene B Glick Co.

Penn Circle is located on 6.25 acres within the Meridian Corporate Corridor in Carmel, IN. The property includes one and two bedroom units, a fitness studio, pool, bike storage rooms and a community outdoor kitchen and living room. Residents enjoy onsite multi-use paths connecting to the City of Carmel trail system, close proximity to employment, shopping and dining and convenient access to the Indy Express Commuter Bus Stop across the street, which connects to Downtown Indianapolis.



MOZZO

Indianapolis, IN



Located:
531 Virginia Avenue
Indianapolis, IN

Completed: 2013

Residential: 65 units

Retail: 1,670 sf

Investment: \$5.9 Million

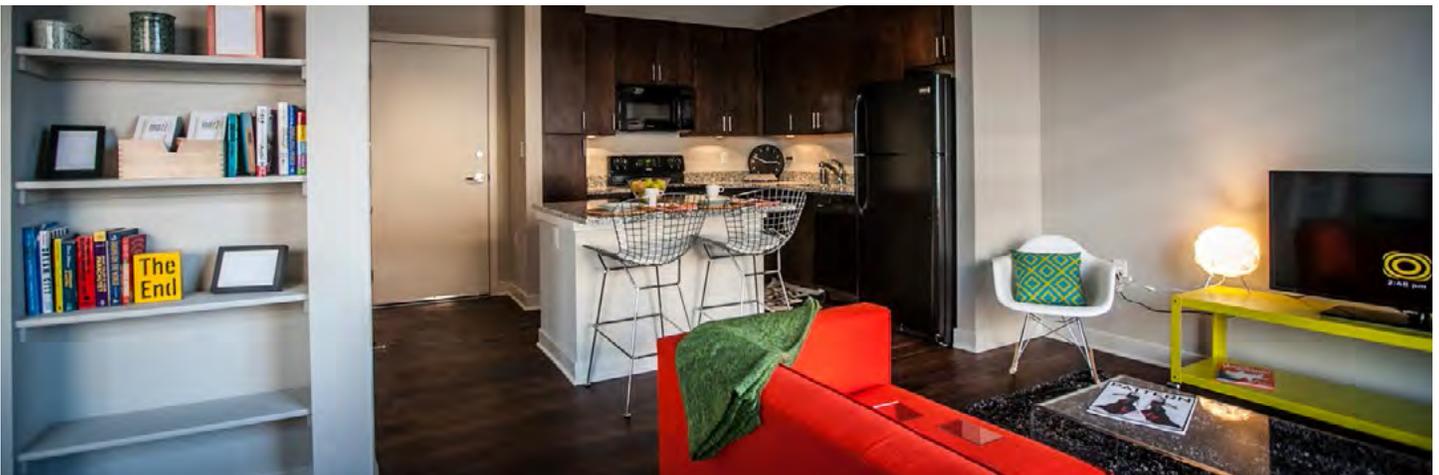
Developer:
Milhaus Development

Contractor:
Milhaus Construction

Manager: Gene B. Glick Co.



Located along the Indianapolis Cultural Trail, Mozzo is a modern addition to the Fletcher Place and Holy Rosary neighborhoods in downtown Indianapolis. The building includes four floors of residential apartments with ground-level corner retail. Mozzo is in an enticing urban neighborhood with easy access to downtown, Eli Lilly and entertainment in Fountain Square. Mozzo was designed with a balance of one bedroom and two bedroom floor plans to capture unmet market demand and complement the growth of this vibrant corner of Indianapolis.



MAXWELL

Indianapolis, IN



Located:

530 East Ohio Street
Indianapolis, IN

Acquired: 2010

Residential: 105 units; 108,000sf

Commercial: 11,000 sf

Parking Structure: 150 spaces

Owner: Milhaus and
Gene B. Glick & Co

Maxwell is a contemporary, five-story building featuring a blend of both residential and commercial space. The building includes an underground parking garage, a first floor of office space, leasing office and fitness center. The second level includes a courtyard garden and club room. The residences include a wide range of square footages offering a variety of price points for consumers.



ARTISTRY - PHASE 1

Indianapolis, IN

13



Located:
451 E Market St
Indianapolis, IN

Status: Complete

Residential: 258 units

Retail/Office: Up to 80,000 sf

Parking: 124 in bldg, 600 in existing garage

Investment: \$30M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Manager:
Milhaus Management



Composed of three phases on six acres in downtown Indianapolis, the Bank One Operations Center Redevelopment began with the transformation of the existing two-story structure into a five-story icon of mixed-use development. Parking will be provided within the phase one building and in an existing parking garage across Market Street to the north. Three stories of apartments will be added to the heavily reinforced structure. The strength of the existing building supports the rooftop deck area and swimming pool, all overlooking the downtown skyline.



SOLANA AT THE CROSSING

Indianapolis, IN



14



Located:
78th Street and Keystone Ave
Indianapolis, IN

Status: Under Construction

Residential: 384 units

Investment: \$42M

Developer:
Milhaus Development

Contractor: Gene B Glick Co

Manager: Gene B Glick Co

Solana is a formerly planned 305-unit condominium community located on 55.42 acres on the north side of Indianapolis.

Situated at the intersection of 78th Street and Keystone Avenue, the site benefits from access to a lake and the White River. The Indianapolis area's most high-end retail shops are located less than one mile to the north at The Fashion Mall, which includes Nordstrom, Saks and Tiffany & Co.. The property includes studios and one, two, and three bedroom apartments. Property amenities include a resort-style pool, wellness studio, fitness trail and boat dock.



CIRCA
Indianapolis, IN



Located:
617 N. College Ave.
Indianapolis, IN 46204

Status: Under Construction

Residential: 265 units

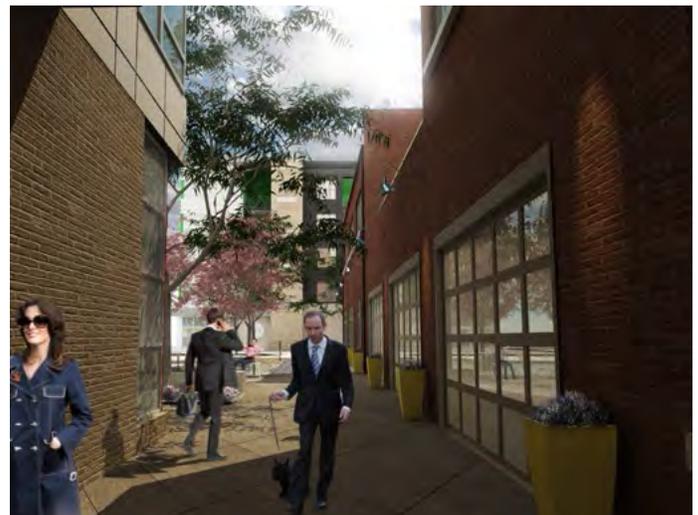
Investment: \$31M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Manager:
Milhaus Management

Just steps from the shops and restaurants on Mass Ave and the Indianapolis Cultural Trail, Circa is the redevelopment of a former three acre industrial facility in downtown Indianapolis. The project will include the full rehabilitation of a 10,000 sf historic structure into the property's leasing and amenity center, as well as industrial-style loft units. Four new buildings with urban and natural style units will surround the historic structure, which opens up to the resort-style outdoor pool deck and an urban pocket park and lounge area.



GANTRY

Cincinnati, OH



Located:
4100 Hamilton Avenue
Cincinnati, OH 45223

Status: Development

Residential: 131 units

Retail: 8,000 sf

Investment: \$15M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

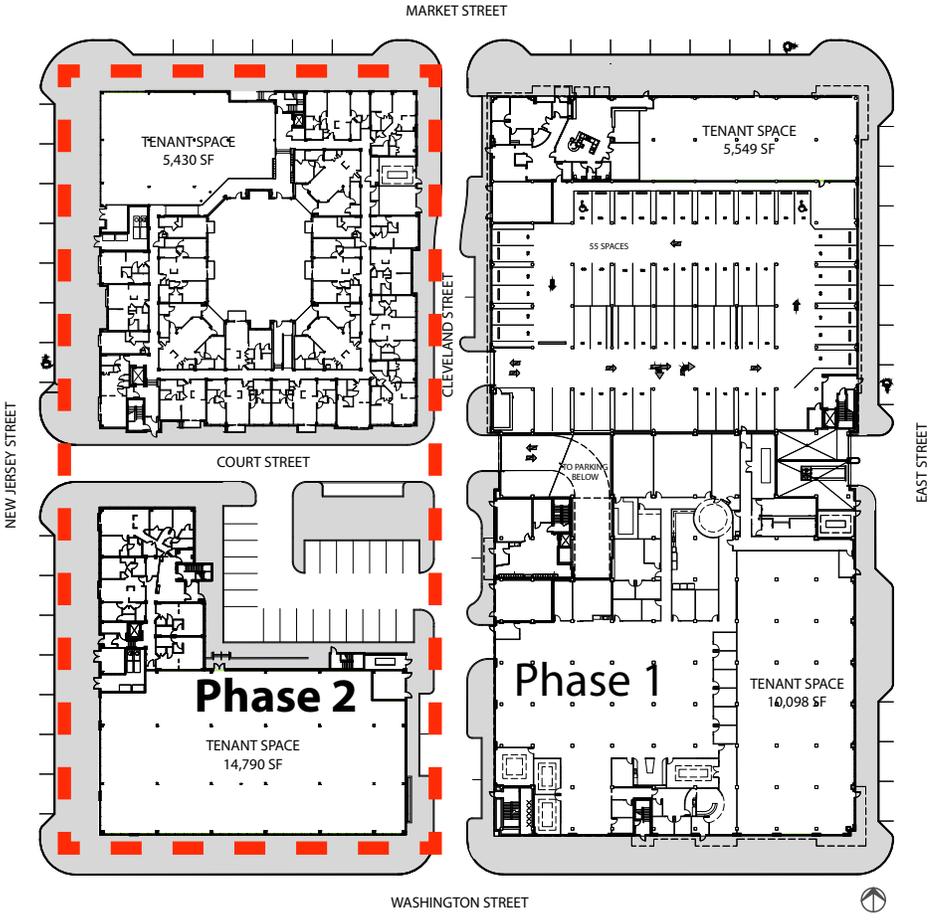
Manager:
Milhaus Management

Located in the eclectic neighborhood of Northside, the redevelopment of the Myron Johnson Lumber Co. property will introduce the neighborhood's first new residential mixed-use development in the heart of its business district. The project's design is the result of extensive collaboration with neighborhood residents, blending contemporary design with traditional building techniques. Two of the first floor retail spaces have adjacent patios for outdoor dining and recreation.



MENTOR + MUSE

Indianapolis, IN



Located:
E Market St & N New Jersey St
Indianapolis, IN 46204

Status: Development

Residential: 242 units

Retail: 20,000 sf

Investment: \$28M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

The second phase of Milhaus's Artistry project in downtown Indianapolis, the project will feature two contemporary five-story mixed-use buildings. Proposed to be LEED-certified, this project is being developed with a focus on sustainable building practices and eco-conscious design. Space is planned for multiple types of commercial users, including a large retail space with drive-thru capabilities. West facing units will overlook the city's skyline.



LIFT

Oklahoma City, OK



Located:
NW 10th St and N Shartel Ave
Oklahoma City, OK 73103

Status: Development

Residential: 327 units

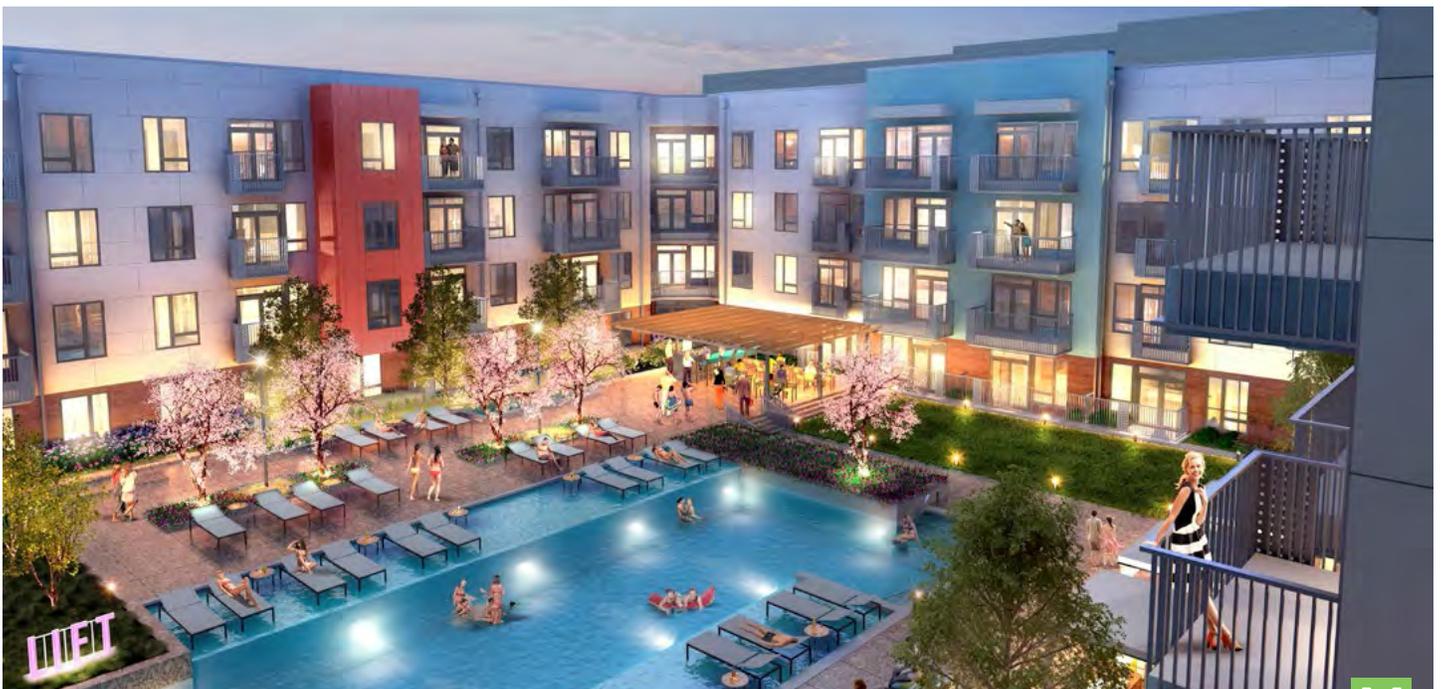
Retail: 4,600 sf

Investment: \$42M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Starting construction in 3Q 2014, this project is in the neighborhood of Midtown and within walking distance of Automobile Alley and the central business district. Located on 3.3 acres, it includes a mix of studio, 1,2, and 3-bedroom apartments and 5,600 sf of retail space. Residents will enjoy three different courtyards, skyline views and a 445-space parking garage.



Foundry Bloomington, IN



Located:
Kirkwood Ave & B-Line Trail
Bloomington, IN 47404

Status: Development

Apartments: 32 units

Condominiums: 3 units

Commercial: 12,500 sf

Investment: \$12M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

This project is an example of a true mixed-use development, with the redevelopment of three established technology companies in Bloomington, Indiana, and the addition of condominiums and apartments. Located along the B-Line trail, the redevelopment will include 30 apartment units, three condominiums, 12,000 sf of office, 5,000 sf of retail and structured parking. The new uses will breathe life into the developing walkable downtown.



10th & Broadway

Indianapolis, IN



Located:
620 E. 10th Street
Indianapolis, IN 46202

Status: Development

Residential:
56 Flats
28 Townhomes

Investment: \$16.8M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Situated in one of Indianapolis' most established neighborhoods, Chatham Arch, 10th & Broadway will be one of the city's first for-sale developments since the start of the recession. With the Mass Ave cultural district and Monon Trail only blocks away, this site will provide residents with urban lifestyles that are set in more of a residential neighborhood. The two-acre site will feature 1 to 3-bedroom units in both flat-style condominiums and townhomes. The close proximity to downtown will provide skyline views and access to numerous activities and events.



747 N. College Ave. Indianapolis, IN



Located:
747 N College Ave.
Indianapolis, IN 46204

Status: Development

Residential: 40 units

Retail: 8,400 sf

Investment: \$11.6M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Located at the prominent intersection of Massachusetts Avenue and College Avenue, 747 N. College will be a link between the northern and southern sections of the Mass Ave Cultural district. Mass Ave is one of the most popular districts for entertainment, dining and shopping, offering residents an exciting urban neighborhood and lifestyle. The development will feature a new unique restaurant on the first floor, 51 structured parking space and 42 rental apartment units.





Located:
2030 Frankfort Ave,
Louisville, KY 40206

Status: Development

Residential: 93 units

Investment: \$10.8M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Located along the Frankfort Avenue corridor, also known as "The Avenue," this thoroughfare connects several historic neighborhoods, including Clifton, Crescent Hills and St. Matthews. There are more than 30 independently-owned and operating restaurants within a 2.5 mile stretch of the property along The Avenue. The project will include 93 market-rate rental units, surface parking and high-end finishes.



Highland Row

Memphis, TN



Located:
Highland & Midland Ave.
Memphis, TN 38111

Status: Development

Residential:
354 apartments
35 townhomes

Retail: 30,000 sf

Investment: \$58M

Developer:
Milhaus Development

Contractor:
Milhaus Construction

Highland Row is located across the street from the University of Memphis campus in the heart of the city. The project includes office, retail and residential uses that will transition from a craftsman-style neighborhood to the west into the university campus to the east. With the involvement and proximity of the University, this will be an active 24-hour destination. Surface and structured parking will be available, along with multiple unique product types to appeal to all residents.



blackline

Blackline Studio for Architecture is an Indianapolis-based architecture, planning and interior design studio with a diverse project portfolio including commercial and retail projects, multifamily and mixed-use projects, civic projects, healthcare and custom residential design.

Blackline is a laboratory for architecture and modern design. At Blackline, we believe deeply in the importance of our jobs. We know the power that great design can have to inspire people and to change lives for the better. We are committed to the artful integration of ideas to generate progressive environments for living and working.

SLATE
Indianapolis, Indiana
63 - Unit Apartment Development - Currently Under Construction
63,000 square feet



blackline

The Hinge Bureau & Model Apartments
Indianapolis, IN
Mixed-Use Apartment and Co-working Space, Completed 2012
85,000 square feet / \$8.2 m



blackline

The Hinge
Indianapolis, IN
Mixed-Use Apartment Development, Completed 2012
85,000 square feet / \$8.2 m



blackline

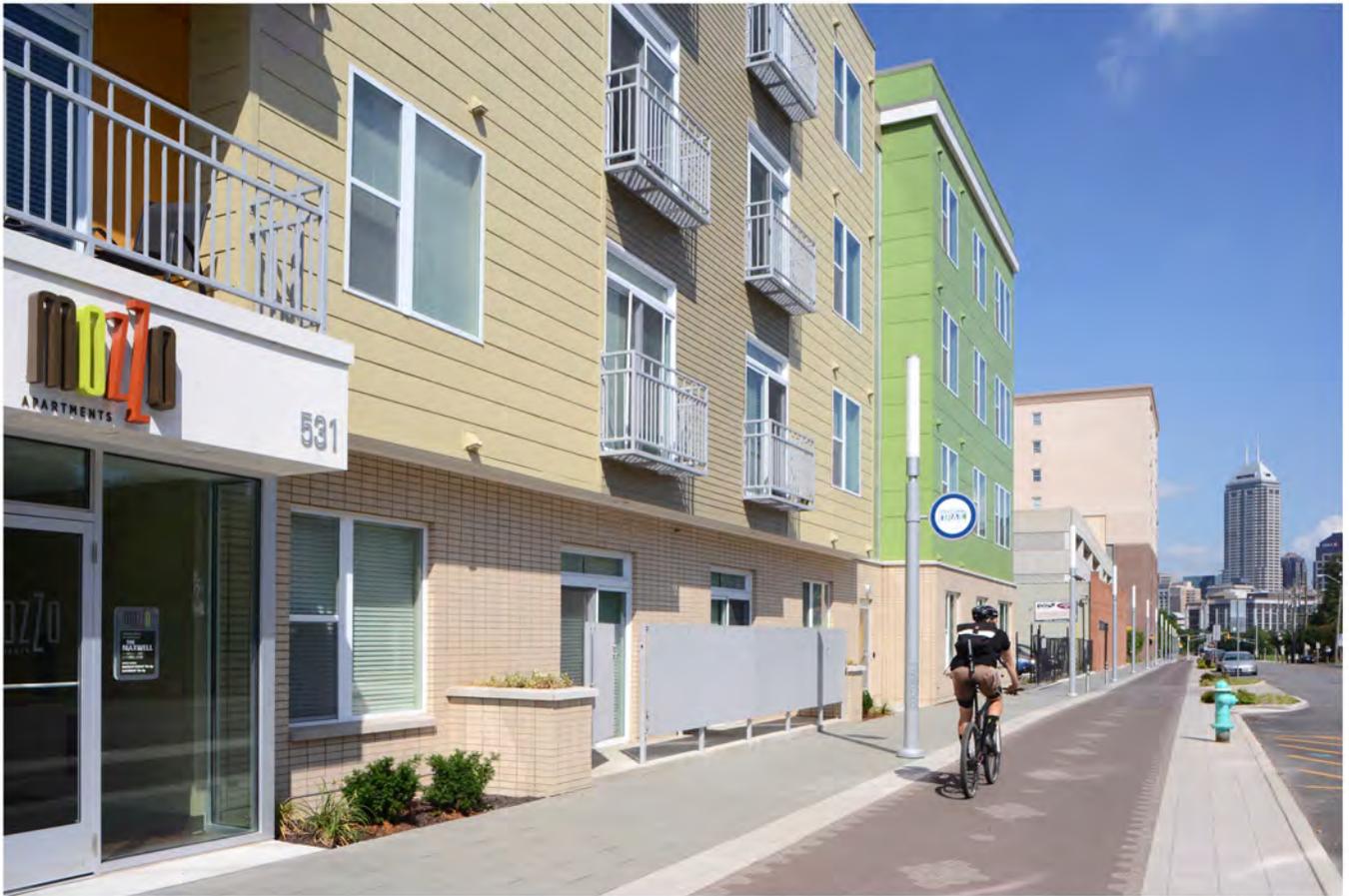
**CIRCA Phase 2 (Mitchel & Scott Redevelopment)
Indianapolis, IN**

**236 - Unit Apartment Development , scheduled Completion 2014
total development 233,500 square feet / \$26 m**



blackline

Mozzo
Indianapolis, Indiana
65 - Unit Apartment Development
59,942 square feet / \$4.2 m



blackline

**Fletcher Place Terrace
Indianapolis, Indiana
11 - Unit Apartment Development
14,803 square feet / \$1.5 m**



blackline

**Chatham Center
Indianapolis, IN
Mixed-Use Apartment and Retail New Construction, Completed 2011**



blackline

Scott B. Perkins
Principal

Responsibilities	As a Principal Architect, Scott's responsibilities include primary design and project management and involvement in all aspects of day-to-day firm operations and management.
Background	Following his graduation from Ball State University in 1990, Scott spent eight years in Louisville, Kentucky working for three different firms on a wide range of project types. Upon his return to Central Indiana in 1998, Scott joined Ratio Architects working on a large estate residence and several commercial buildings including three buildings in the Village of WestClay (a new traditional neighborhood). In 2000, Scott formed Perkins VonDeylen Architects with Craig VonDeylen. In the fall of 2010, PVA became Blackline. Scott serves as the Architect of Record for the majority of the firm's projects.
Registration	Architect – Indiana # AR19900111 (June 16, 1999) Architect – Ohio #1316009 (December 3, 2013) NCARB Certificate # 51464 (May 28, 1999)
Education	Ball State University, Muncie, Indiana Bachelor of Architecture and Bachelor of Science, Environmental Design, May 1990 Continuing Education: Ball State University Graduate Certificate in Business Essentials for Professionals College of Architecture and Planning – Manufacturing Material Effects Symposium, April 2007 The Ohio State University Knowlton School of Architecture Design Ecologies - Sustainable Potentials in Architecture Symposium, January 2006 Harvard University, Graduate School of Design, Office of Executive Education <ul style="list-style-type: none"> • Master Planning: Creating Communities, July 2002 • Rethinking the House: Residential Design and Practice, July 2001
Professional Activities	Member – Non-Residential Task Force, Indy Re-zone, 2012-2013 Chairman - Design Review Committee, Corridor Protection Overlay District, Town of Danville Local Professional Participant – 2009 Smart Growth Indy Design Workshop/AIA SDAT Designer – 2008 SEND Fab For Less Graduate – 2006 Leadership Hendricks County Hendricks County Heritage Alliance – Historic Preservation organization Past Chairman - Kentucky Design Assistance Team (Program of AIA Kentucky) – 1994-1998. Led community design workshops in several communities across Kentucky.
Independent Activities	Former Coach, Danville Girls Basketball & Danville Optimist Youth Soccer Recognized in numerous design competitions

Craig McCormick
Principal

Responsibilities	As a Principal, Craig is the Director of Design at Blackline Studio.
Background	Upon graduating from Ball State University, Craig moved to Indianapolis and worked with Ratio Architects from 1994 until 1996 and Axis Architecture for a brief period. He lived in Houston, Texas from 1996 through 1999 where he completed his Master of Architecture degree and worked with Jackson & Ryan Architects. Returning to Indianapolis, he re-joined Axis Architecture and designed four award-winning projects. In 2001 Craig joined Architects Forum and helped grow the firm from three to fourteen people and over two million dollars of annual revenue. In 2010 he formed a partnership with Scott Perkins and Craig VonDeylen to create Blackline Studio.
Education	Bachelor of Architecture Ball State University, Muncie Indiana; Presidential Scholarship May 1993 Master of Architecture Rice University, Houston, Texas; Full scholarship with teaching assistant position May 1998
Professional Activities	Big Car Artist Collective, Indianapolis, Indiana Collaborator, Board Member, Vice President, Current Board President 2010-2013 Ball State University College of Architecture Advisory Board, 2013-2015 Design Arts Society, Indianapolis Museum of Art, Board Member 2013 Fanimation Advisory Board, Zionsville, Indiana, 2013 Harrison Center for the Arts, Indianapolis, Indiana Board member, Vice President, Board President 2004-2010 Contemporary Arts Society, Selection Committee, Indianapolis Museum of Art Organizer of Pecha Kucha Indianapolis, 2008-2011
Selected Awards and Lectures	Indiana Veterans Memorial Cemetery Chapel and Maintenance Building AIA Indiana Merit Award, 2005 AIA Indianapolis Merit Award, 2005 Architect's Forum Design Studio City of Indianapolis Monumental Affair Interior Design Merit Award, 2005 Axis Architecture Studio AIA Indiana Merit Award, 2002 AIA Indianapolis Citation Award, 2002 City of Indianapolis Monumental Affair Architecture Award, 2002 Historic Landmarks of Indiana 2001 Preservation Award – Adaptive Use The Hinge City of Indianapolis Monumental Affair Award, 2013 Visiting Studio Critic: Pratt Institute, 2005; Ball State University, 2006-2013 IndyTalks Seven Simultaneous Lectures, 2010 Pecha Kucha Indianapolis, 6 presentations, 2008-2011

Craig E. Von Deylen AIA
Principal

Responsibilities	As a Principal Architect, Craig’s responsibilities include primary design and project management and involvement in all aspects of day-to-day firm operations and management.
Background	Craig is a multi-faceted businessman with primary roles in a family of companies that develop, design, and builds luxury homes, multi-family and commercial buildings. He brings to these endeavors a passion for design, unparalleled construction quality, and excellent customer service. His architectural background consists predominantly of residential and commercial design with additional experience in industrial and educational projects. Craig received the 2008 Historic Landmarks Foundation of Indiana’s “Historic Preservation Adaptive Use Award” for the Fletcher Place Lofts project on which he was the architect, developer and Builder.
Registration	Architect – Indiana # AR9300154 (September 15, 1993) NCARB Certificate # 61,492 (August 8, 2006)
Education	Bachelor of Architecture – cum laude Bachelor of Science, Environmental Design– cum laude Graduate of the Honors College Ball State University, Muncie, Indiana May 1990 Continuing Education: Harvard University, Graduate School of Design, Office of Executive Education <ul style="list-style-type: none"> • Urban Retail: Essential Planning, Design and Management, July 2013 • Real Estate Finance Fundamentals, July 2013 • Experience Architecture, August 2006 • Master Planning: Creating Communities, July 2002 • Rethinking the House: Residential Design and Practice, July 2001
Professional Activities	Member of the American Institute of Architects Member of the National Homebuilders Association Builders Association of Greater Indianapolis – Member of Government Affairs Committee, Multi-Family Development and Custom Homebuilders Committee Founder’s Club Member of the Historic Landmarks Foundation of Indiana
Independent Activities	Member of the Indiana Fire and Building Safety Commission Member of the 2012 Indiana Building Code Committee representing the Indiana Homebuilders. Member of the Marion County Plat Committee Member of SEND Economic Development Committee Past Member of the Marion County Board of Zoning Appeals Past President of the Fountain Square Merchants Association Member of the Fletcher Place Neighborhood Association Member of the Fletcher Place Economic Development Committee Past member City of Carmel Architectural Standards Committee

Scott A. Schafer
Project Director

Responsibilities	As a Project Director, Scott's responsibilities include design and project management. His involvement in the project phases ranges from field documentation, through design, into construction documents, and concluding with the construction administration phase. Scott's particular strength is the coordination of the various disciplines for construction documents.
Background	Following his graduation from Ball State University in 1990, Scott spent ten years at The Troyer Group in Northern Indiana focusing primarily on healthcare facilities, including hospitals and medical office buildings. He also has extensive experience with elderly living environments and multi-family housing. With Blackline, Scott's focuses on project management and technical development of projects through complete and comprehensive documentation.
Education	<p>Bachelor of Architecture Bachelor of Science, Environmental Design Ball State University Muncie, Indiana December 1990</p> <p>Continuing Education: Ball State University, College of Architecture and Planning Manufacturing Material Effects Symposium, April 2007</p> <p>Mold Investigation Seminar, Summer 2002</p>
Independent Activities	Participation in several Habitat for Humanity "Building Blitzes" Scott enjoys home improvement and woodworking as well as being a racing enthusiast.
Significant Projects	SLATE, Hinge, CIRCA I & II, Mozzo



WE INVITE YOU TO EXPLORE THE CHARACTER OF OUR WORK—

Since 1990, MKSK has made an impact on the design and planning fields with creative solutions to a diversity of design challenges. A combination of creative problem solving and technical expertise has resulted in hundreds of built projects on the landscape. With a studio of gifted professionals and a guiding principle of design excellence, MKSK strives to raise the standard of landscape architecture, land planning, and urban design services.

The firm's success is based on a team of design and planning professionals driven to push each project to a higher level of quality. With backgrounds in landscape architecture, planning, and urban design the staff brings a broad range of skills, creativity and experience to each

project. From concept to construction detailing, strategic planning to implementation, an emphasis on innovation is the hallmark of our design studios.

The diversity of projects and the consistent high-quality design expertise has created a growing sphere of recognition and respect for MKSK in the industry. From urban parks to environmental parks and from campus planning to community planning, the work of MKSK has generated a network of satisfied clients and users throughout the region, the country and abroad. With the goal of meeting new design challenges with fresh ideas, MKSK is at the forefront of the profession, leaving as a legacy the beauty of its craft on the land.

PRIMARY CONTACT

Eric Lucas, PLA, ASLA, Principal
405 Massachusetts Ave, Suite 2A
Indianapolis, Indiana 46204
E: elucas@mkskstudios.com
P: 317.423.9600

INDIANAPOLIS	317.423.9600
COLUMBUS	614.621.2796
LEXINGTON	859.280.3222
COVINGTON	859.957.0957



MKSK is committed to sustainable design as an integral part of our planning and design process. We imbed sustainable design methodologies into our work. We seek a balance between economic, environmental, and societal impacts and opportunities, the underlying principles of sustainability and apply creativity and innovation to solve current issues while striving for responsible, long-term, practical solutions. Our design and planning projects begin with overall sustainability goals and consideration of LEED® certification.

For each project site, we strive to achieve low-impact site development through means of preserving open space, accommodating multi-modal transportation and bicycle facilities, reducing impervious surfaces and heat island effects, incorporating passive solar design, retaining or creating natural habitat, integrating sustainable stormwater management through the use of permeable pavement, bio-swales, rain gardens and green roofs, and using recycled and regionally-available materials.

LEED Overview:

- 25 LEED certified projects: 13 LEED Gold; 11 LEED Silver; 1 LEED Certified

- 10+ projects pursuing LEED certification
- 13 LEED APs and 1 LEED Green Associate on staff
- Membership in the U.S. Green Building Council

LEED Certified Projects:

- Purdue University Francis A. Córdova Recreational Sports Center, West Lafayette, Indiana—LEED Gold
- Ithaca College Athletics and Events Center, Ithaca, New York—LEED Gold
- The Ohio State University South High Rises Addition/Renovation, Columbus, Ohio—LEED Gold
- Grandview Yard, Columbus, Ohio—LEED Silver (First LEED-ND Neighborhood in Ohio)
- 120 West Gay Street, Columbus, Ohio—LEED Gold
- 10 West Nationwide, Columbus, Ohio—LEED Silver
- The Ohio State University Cunz Hall Renovation, Columbus, Ohio—LEED Silver
- Georgian Heights Alternative Elementary School, Columbus, Ohio —LEED Gold
- The Residence on Tenth, The Ohio State University, Columbus, Ohio—LEED Gold
- COTC Ariel Hall Renovation, Mt. Vernon, Ohio—LEED Gold



- University of Cincinnati Morgens Hall Renovation—LEED Silver
 - The Ohio State University Student Academic Services Building/Lane Avenue Parking Garage, Columbus, Ohio—LEED Silver
 - Franklin County Courthouse, Columbus, Ohio—LEED Gold
 - Grandview Yard Office Building, Columbus, Ohio—LEED Silver (LEED-ND)
 - Diley Ridge Medical Center, Canal Winchester, Ohio—LEED Gold
 - Mid-Ohio Foodbank, Grove City, Ohio—LEED Gold
 - Adena PACCAR Medical Education Center, Chillicothe, Ohio—LEED Silver
 - Dayton RiverScape Phase III Bike Hub, Dayton, Ohio—LEED Silver
 - Grange Insurance Audubon Center, Columbus, Ohio—LEED Gold
 - Plain City Elementary School, Plain City, Ohio—LEED Silver
 - Canaan Middle School, Plain City, Ohio—LEED Silver
 - City of Columbus, Ohio Fire Station #10—LEED Gold
 - COTA Mobility Services Facility, Columbus, Ohio—LEED Silver
 - Allied Operations Center, Des Moines, Iowa—LEED Certified
 - Columbus Scioto 6-12 School, Columbus, Ohio—LEED Gold
- LEED Registered Projects:
- Cedarwood Alternative Elementary, Columbus, Ohio
 - Stewart Elementary School, Columbus, Ohio
 - Olde Orchard Elementary School, Columbus, Ohio
 - Clinton Elementary School, Columbus, Ohio
 - Starling PK-8 School, Columbus, Ohio
 - John R. Maloney Health Center, Columbus, Ohio
 - Southern Local High School Addition, Racine, Ohio
 - The Ohio State University Wexner Medical Center Cancer & Critical Care Tower, Columbus, Ohio
 - Bob Evans Corporate Headquarters, New Albany, Ohio
 - City of Columbus, Ohio Fire Station #35
- Additional Sustainable Design Projects:
- Nextedge Applied Research and Technology Park, Springfield, Ohio
 - James Clarkson Environmental Discovery Center, White Lake Township, Michigan
 - Fort Hayes Development Plan & Phase One Implementation, Columbus, Ohio



The success of the public visioning process is a critical step in building understanding, support, and ownership of focus areas that will ultimately lead to effective implementation across time. To this end, MKSK relies on focused information gathering at strategic points during the planning process well as dynamic web-based and social media outreach.

MKSK has developed a toolbox of effective project management and public engagement methods through our working experience with many types of communities and many scales of projects. Our public participation toolbox blends traditional methods with fresh approaches adapted to hands-on engagement together with 24-hour community information and dialogue on web-based platforms. Traditional public participation and engagement opportunities include Stakeholder Interviews, a Community Design Charrette, Community Event Displays, a Development Tour, and Public Meeting Workshops.

MKSK conducts Stakeholder Interviews to gather important input from key representatives of the community including city staff, local property and business owners, and civic and institutional leaders. The purpose is to understand the concerns and expectations related focus areas and to discover important opportunities and linkages. These Stakeholder Interviews are held early in the project during the information gathering phase and aid the planning team in gaining community expertise.

ERIC LUCAS, PLA, ASLA

Principal



ERIC BELIEVES THAT THE PLANNING & DESIGN OF PUBLIC SPACES SHOULD PROVIDE STRONG SOCIAL AND HEALTH BENEFITS TO SOCIETY, WITH DESIGN CHOICES BASED ON SOUND REASONING AND A REGIONALLY APPROPRIATE CONTEXT.

Eric is experienced in all facets of project design, management, and construction on a wide variety of public and private projects. His current work focuses on small- and large-scale urban planning projects across the State of Indiana, including: growth strategy plans, comprehensive plans, downtown plans, district/neighborhood plans, and corridor plans. He has also worked on numerous public parks and streetscapes projects throughout the country, many of which integrate green infrastructure best practices. He has managed 30+ college and university planning and capital improvement projects on campuses throughout the U.S. and abroad.

RECENT PROJECTS

Certified Tech Park Master Plan & Redevelopment Strategy

Bloomington, Indiana

Monroe County Urbanizing Area Plan

Monroe County, Indiana

Marathon Petroleum Headquarters

Findlay, Ohio

Near Westside Kresge - CDBG Grant (Writer and Lead Consultant)

Indianapolis, Indiana

Kennedy-King Memorial Initiative

Indianapolis, Indiana

Indiana Statehouse Bicentennial Plaza

Indianapolis, Indiana

West Lafayette State Street master Plan

West Lafayette, Indiana

Nashville Village District Master Plan

Nashville, Indiana

Zionsville Marketplace

Zionsville, Indiana

Evansville Convention Hotel Feasibility Study

Evansville, Indiana

EDUCATION

Ball State University, M.L.A., 2013

Purdue University, B.S. Landscape Architecture, 1997

REGISTRATION

Registered Landscape Architect, IN, MA

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

Indiana Society of Landscape Architects

Urban Land Institute

BOARDS & COMMISSIONS

Ball State University, Primacy of Place, Community Wellbeing Knowledge Group, 2014

Reconnecting to Our Waterways, White River Project Manager, 2014,

Reconnecting to Our Waterways, Steering Committee Member, Well-Being Co-Chair, 2013, 2014

IndyCOG, Member

Purdue University Landscape Architecture Professional Advisory Council



BRETT DAVIS, PLA, ASLA



BRETT DEVELOPS AN UNDERSTANDING OF EACH PROJECT'S EXISTING CONDITIONS, SURROUNDINGS, AND PARAMETERS TO CREATE FUNCTIONAL AND SUSTAINABLE DESIGN SOLUTIONS THAT SERVES THE COMMUNITY'S NEEDS.

Brett has five years of experience in urban design, master planning, park development, and site design. He has a wide range of project experience and has been involved in the entire design process, from conceptual design through construction documentation and implementation.

RECENT PROJECTS

State Street Master Plan

West Lafayette, Indiana

Near Westside Kresge - CDBG Grant (Writer and Lead Consultant)

Indianapolis, Indiana

Indiana Statehouse Bicentennial Plaza

Indianapolis, Indiana

Nashville Stellar Community Grant Application

Nashville, Indiana

Marathon Petroleum Headquarters Campus

Findlay, Ohio

Limited Brands Campus Master Plan Update

Columbus, Ohio

Personal Experience:

Detroit Entertainment District Streetscape

Detroit, Michigan

Conner Creek Greenway

Detroit, Michigan

Louis Armstrong Park

New Orleans, Louisiana

Clinch Park

Traverse City, Michigan

University of Michigan Crisler Arena Expansion

Ann Arbor, Michigan

Western Michigan University Sangren Hall Campus Mall

Kalamazoo, Michigan

EDUCATION

Purdue University,

Bachelor of Science in Landscape Architecture, 2009

REGISTRATION

Registered Landscape Architect, State of Michigan

AWARDS

Member of Sigma Lambda Alpha Landscape

Architecture Honor Society, 2009

ASLA Certificate of Merit Award, 2009

TEACHING

Purdue University, Teaching Assistant, 2009



LANA MERRILL



LANA BELIEVES THE LANDSCAPE SHOULD ACT AS BUILDING BLOCKS OF OUR CULTURAL, SOCIAL, AND ECONOMIC WEB OF INTER-RELATIONSHIPS.

Lana's background includes experience in graphic rendering, construction documentation and detailing on a wide range of projects. Her experience also includes processing and analyzing site survey and data collection, as well as the coordination and preparation of resource materials for project meetings and public presentations. Prior to MKSK, Lana was an intern with Copley Wolff Design Group (CWDG) of Boston, Mass. and Nowell and Associates, San Diego, Cal.

EDUCATION

Purdue University,
Bachelor of Science in Landscape Architecture, 2013

AWARDS

American Society of Landscape Architects Student Honor Award, Purdue University, 2013

RECENT PROJECTS

Indiana Statehouse Bicentennial Plaza

Indianapolis, Indiana

State Street Master Plan

West Lafayette, Indiana

South Whitley Comprehensive Plan

South Whitley, Indiana

Nashville Downtown Plan

Nashville, Indiana

Personal Experience:

Designing for Resilience: Reshaping Purdue University's Campus for an Ecologically Sound Future

West Lafayette, Indiana

CSO Contribution Analysis & Mitigation Plan

West Lafayette, Indiana

Teaching Assistant for Patrick Dougherty's "Sidewinder"

Willow Sculpture - Design Charrette

Teaching Assistant for Planting Design II with Associate Prof. Ann Hildner

Professional Co-Op Program in Landscape Architecture with Prof. Bernie Dahl

West Lafayette, Indiana

Rivertown Detroit Conceptual Master Plan

Detroit, Michigan

Assembly Square Mixed-Use Development and Waterfront

Somerville, Massachusetts



CERTIFIED TECHNOLOGY PARK MASTER PLAN

Bloomington, Indiana



REDEVELOPMENT STRATEGY AND MASTER PLAN TO SUPPORT TECHNOLOGY CAMPUS FOR THE 21ST CENTURY

The City of Bloomington sought a visionary and innovative Master Plan and Redevelopment Strategy for areas within the Bloomington Certified Technology Park, a State of Indiana-certified tech park located within the downtown. The study area includes remnants of the historic Showers Brothers Furniture Factory, including four National Register-listed buildings. The Plan includes a comprehensive and sustainable approach to land planning, identity and placemaking, and innovative green technology. The comprehensive master plan and redevelopment strategy was achieved with a three-tiered approach that included a market feasibility and resource analysis of a mix of technology, research office, and incubator uses, a land use/redevelopment plan, and infrastructure plan.

Goals for the long term vision of the master plan included:

- Catalytic campus that supports knowledge sharing, enterprise and innovation with social, environmental and economic returns;
- Attract and grow high-tech businesses and promote technology transfer opportunities;
- Retain and attract employment and investment for a live-work-play environment in downtown;
- Create a walkable, bikeable, better-connected multimodal campus, that is appropriate to the context of Bloomington and the unique identity of the campus.

Outcomes:

- Plan adopted August 5, 2013
- First redevelopment RFP issued January 2014
- INASLA 2013 Honor Award, Unbuilt Category

CLIENT City of Bloomington
CONTACT Tom Micuda, Planning Director
PHONE 812.349.3423
YEAR On-going

CERTIFIED TECHNOLOGY PARK MASTER PLAN

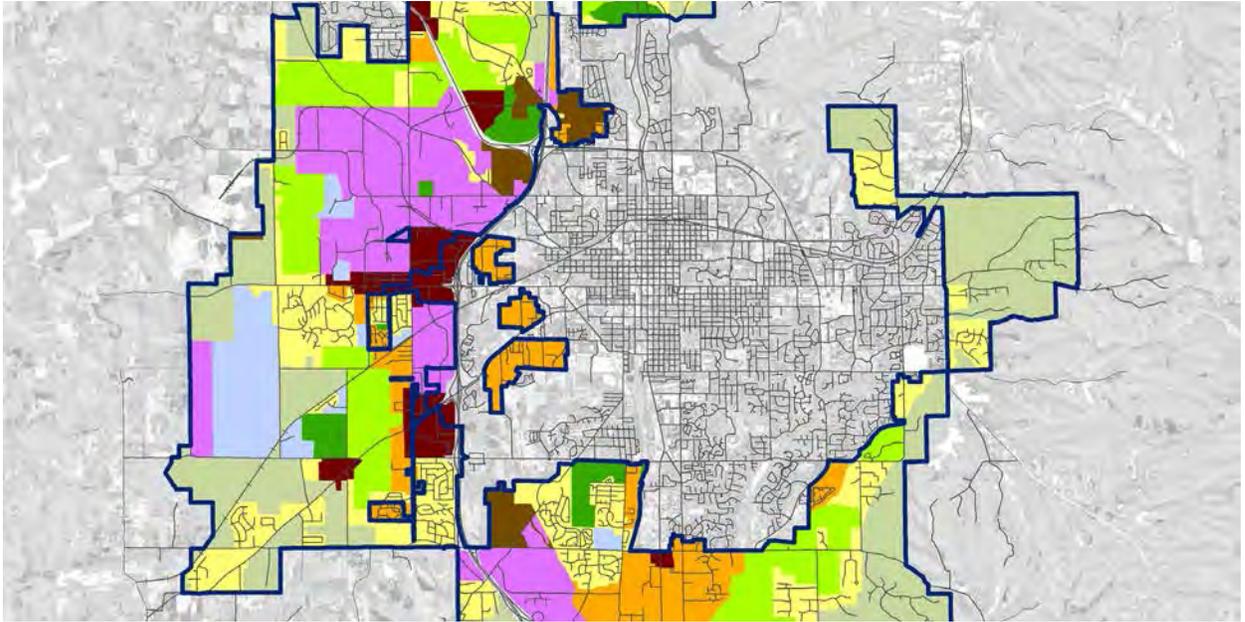
Bloomington, Indiana



CLIENT City of Bloomington
CONTACT Tom Micuda, Planning Director
PHONE 812.349.3423
YEAR On-going

MONROE COUNTY URBANIZING AREA PLAN

Monroe County, Indiana



A VISIONARY AREA PLAN TO GUIDE GROWTH AND REDEVELOPMENT IN THE URBANIZING AREA RINGING THE CITY OF BLOOMINGTON

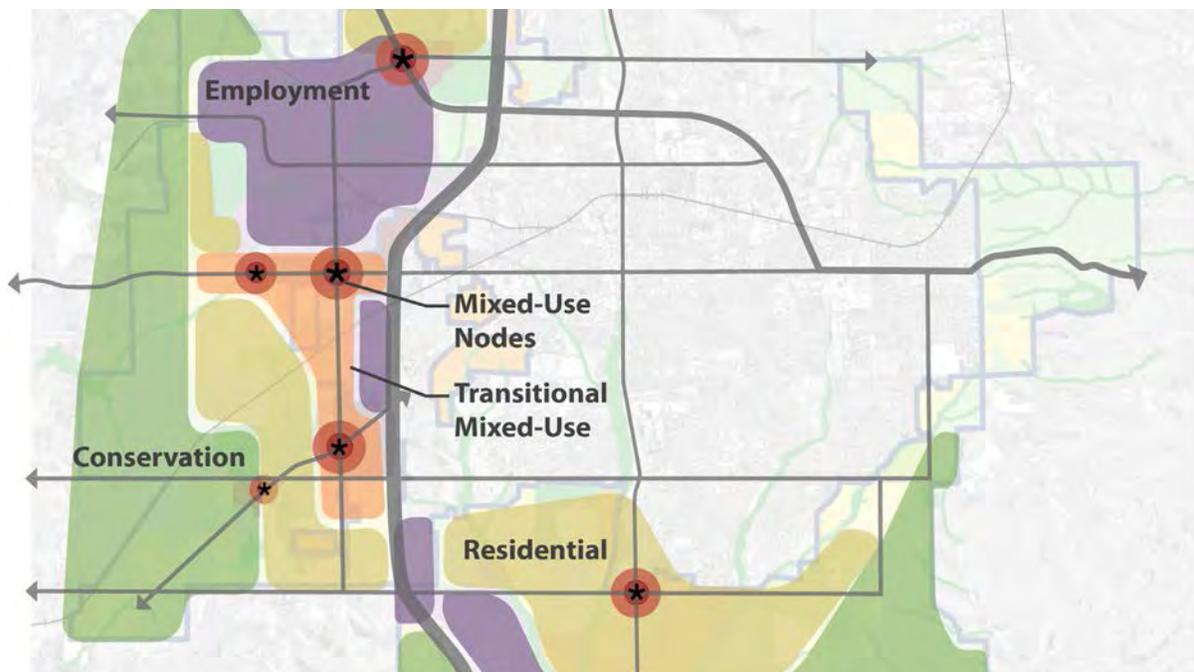
Monroe County, Indiana, through its Plan Commission, seeks to create a new and innovative area plan for the continued development of the Monroe County Urbanizing Area. The study area, a roughly two-mile fringe of unincorporated land surrounding the City of Bloomington, was governed by Bloomington's statutory planning jurisdiction prior to 1997. Pursuant to a Memorandum of Understanding between the City and County, the area now falls under County planning jurisdiction, but continues to be governed by the now out-dated terms of the 1997 Bloomington Growth Policies Plan and Bloomington zoning requirements in effect at that time.

The goal of this area plan is to create a new vision to guide growth, re-use and sustainability of the urbanizing area for the next twenty years and beyond. The plan aims to capitalize on existing infrastructure, promote compact development forms, and maintain a distinctive edge between urban and rural areas. The planning process, currently underway, combines traditional methods of market analysis and development demand forecasting with comprehensive scenario modeling using GIS-based CommunityViz software. The modeling process will provide quantitative metrics to help the public and community leaders compare the potential impacts and outcomes of each scenario, and make informed decisions about the appropriate direction for future growth and conservation initiatives. Following selection of a preferred land use scenario for the entire 36-square mile area, MKSK will develop illustrative focus area plans and strategies for County investment and reinvestment efforts.

CLIENT	Monroe County Plan Commission
CONTACT	Larry Wilson, Planning Director
PHONE	814.349.2560
YEAR	2014

MONROE COUNTY URBANIZING AREA PLAN

Monroe County, Indiana



CLIENT	Monroe County Plan Commission
CONTACT	Larry Wilson, Planning Director
PHONE	814.349.2560
YEAR	2014

GRANDVIEW YARD

Grandview Heights, Ohio



DESIGNING A VIBRANT NEW NEIGHBORHOOD WITHIN AN UPSCALE FIRST RING SUBURBAN CITY

Grandview Yard is a new mixed-use development that will include 1.5 - 2 million square feet of commercial development and 600-800 residential units. Located on a former warehouse site, the development will create a new vibrant neighborhood within the City of Grandview Heights that will complement the surrounding established city.

A comprehensive master plan was designed for the entire 80-acre site that recreates a traditional urban framework including the arrangement of land uses, buildings, and parking. Urban design details were provided for all public and private improvements as well as consultation on working with the city zoning department to secure

development rights by creating a new overlay district. A seamless transition between the adjacent neighborhoods has resulted and reflects the high quality built environment expected in the city.

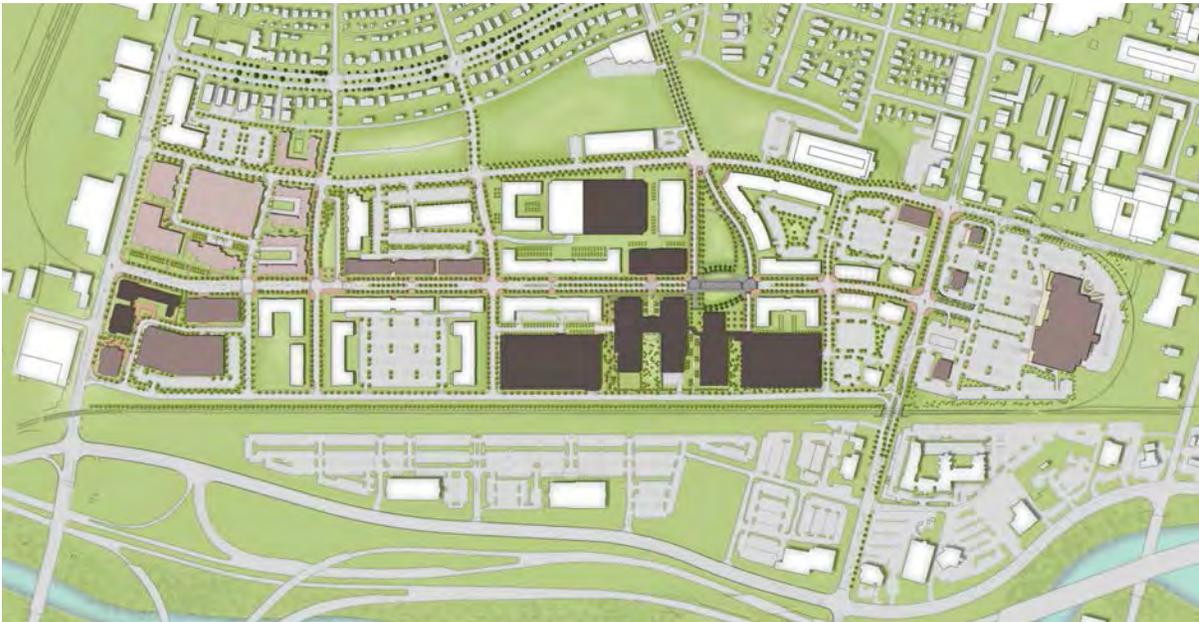
Outcomes:

- First LEED-ND certified neighborhood in Ohio (LEED Silver)
- 30 open projects; more than 15 projects currently under construction

CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR On-going

GRANDVIEW YARD

Grandview Heights, Ohio



CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR On-going

GRANDVIEW YARD

Grandview Heights, Ohio



CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR On-going

ARENA DISTRICT MASTER PLAN & IMPLEMENTATION

Columbus, Ohio



TURNING A VACANT INFILL SITE INTO A SUCCESSFUL URBAN ENTERTAINMENT AND RESIDENTIAL DISTRICT

The Nationwide Arena District Master Plan has served as the guiding development strategy for a vibrant, new downtown entertainment district. Designed around the Nationwide Arena, the district features the nightlife corridor Ludlow Alley, a movie theater, a concert venue, a minor league AAA ballpark, and restaurants. In addition, residential development establishes the Arena District as an emerging urban neighborhood. The site, once a vacant Brownfield, is now a thriving economic engine as a regional sports and entertainment destination. The master plan included a number of unique design features to mesh the new district with the existing urban fabric. On one side, a relocated historic road bridge, now used as a pedestrian bridge,

connects the district with the North Market, a historic public food market, and the convention center. To the south, a new urban park, McFerson Commons, connects the district to the Scioto River. To the east and west, Nationwide Boulevard, a new brick paved street with new retail shops and restaurants, connects the district to the existing downtown. The Arena District development has resulted in private investment and is a model success story in the country's growing urban revitalization trend and a great case study for other cities planning their own downtown projects.

Outcomes:

- +\$1 billion in private investment
- 2002 James B. Recchie Design Award
- 2000 PlanIt Columbus MD Portman Award for Best Overall Planning Project
- 1998 OCASLA Merit Award

CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR 2000-Ongoing

ARENA DISTRICT STREETS AND PLAZAS

Columbus, Ohio



CREATING A COHESIVE, SIGNATURE IDENTITY FOR A VIBRANT, DOWNTOWN ENTERTAINMENT DISTRICT

The Arena District Streets and Plazas Plan implements the primary goals of the Arena District Master Plan and establishes a vibrant and charming pedestrian-friendly entertainment district. The primary vision of the project was to create an urban village that brings together streets, sidewalks, pedestrian plazas and buildings that all work to enhance and blend in with the surroundings. By including brick streets and sidewalks, large street trees and ample lighting, the planners and designers created a sense of warmth and human scale environments for pedestrians.

Designed around the focal point of the Nationwide Arena, the Streetscape Plan establishes a network of streets and open spaces that connect the unique sports and entertainment features of the district. The overall district aesthetic is enhanced by careful, thoughtful selections of site materials, furnishings, custom lighting, and environmental graphics. Design standards were established for the roadways, sidewalks, finish grades, and materials throughout the project site. Restored historic bricks were repurposed to pave Ludlow Alley, a narrow pedestrian-only area that is home to numerous clubs, bars and other nightspots. The full scope of design services were performed from initial master planning to design and implementation.

CLIENT	Nationwide Realty Investors
CONTACT	Brian Ellis, President
PHONE	614.857.2331
YEAR	Ongoing

ARENA CROSSING

Columbus, Ohio



INVENTIVE DESIGN CONVERTS A DEPRESSED RAILWAY CORRIDOR INTO AN UPSCALE URBAN LIVING AREA

Arena Crossing is the first installment of urban living within the Arena District. It permanently links the Arena District and the North Market District through Ludlow Alley. The design includes a re-claimed train bridge that is utilized as a pedestrian link to connect the north and south ends of the alley.

Over 250 rental units in two, seven-story buildings overlook either Ludlow Alley, the pool courtyard, or the downtown skyline. The rooftop pool courtyard includes a manicured garden terrace complete with a Birch grove, outdoor kitchen, and fireplace. The site maintains a green roof over both the courtyard and the alley that covers the sub-grade vehicular

corridor. Owner parking is concealed from view, while secure, sub-grade parking is provided for visitors.

Urban site constraints included a depressed railway corridor, an electric substation, and an elevated roadway bridge. The full complement of design services were employed to meet the challenge including schematic design, design development, construction documentation, and observation.

CLIENT	Nationwide Realty Investors
CONTACT	Brian Ellis, President
PHONE	614.857.2331
YEAR	2004

ARENA CROSSING

Columbus, Ohio



CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR 2004

BURNHAM SQUARE

Columbus, Ohio

MKSK



AN ELEGANT AND ACTIVE MIXED-USE NEIGHBORHOOD IN THE MIDDLE OF THE CITY

One hundred condominiums wrap around a grand, linear urban courtyard to create Burnham Square, an exciting urban neighborhood adjacent to the Arena District. Tightly woven into the fabric of the city, the courtyard provides an oasis within this active mixed-use district of residential, office, and retail uses.

With both street-level townhouses and urban flats, all residential units provide views of the private courtyard or a view of the McFerson Commons public park. The courtyard and urban piazza shape a green roof that covers a corridor between two underground parking facilities. In addition, the site design hides an above-grade parking structure which

is fully screened by the western building. Materials include reclaimed clay brick pavers for streets and plazas and an elegant English Oak tree alley.

Outcomes:

- 2008 OCASLA Merit Award

CLIENT	Nationwide Realty Investors
CONTACT	Brian Ellis, President
PHONE	614.857.2331
YEAR	2006

BURNHAM SQUARE

Columbus, Ohio



CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR 2006

10 W. NATIONWIDE

Columbus, Ohio

MKSK



SUSTAINABLE CORPORATE CAMPUS EXPANDS AN URBAN MIXED-USE DISTRICT

As part of the latest addition of the Arena District Master Plan, downtown Columbus' premier mixed-use commercial, residential, and entertainment district, the new five-story corporate office building opposite the Nationwide Arena and Battelle Square expands the 'home' of the insurance company's worldwide corporate headquarters campus downtown. A number of site design challenges were met to create this 'campus within a campus.'

The site was designed and constructed to provide connectivity to an expanded parking garage, via an elevated walkway over a fully-operating railway corridor. The walkway is the second re-claimed train bridge utilized within

the district as a permanent north-south pedestrian link, connecting the Arena District and the North Market District. New walkable streetscapes, a campus signage/wayfinding system, winding pathways and open space, and an elevated outdoor terrace provide places for employee interaction and tie the site into the aesthetic of the rest of the Arena District.

Outcomes:

- LEED Silver (LEED NC 2009)

CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR 2013

MKSKSTUDIOS.COM

10 W. NATIONWIDE

Columbus, Ohio

MKSK



CLIENT Nationwide Realty Investors
CONTACT Brian Ellis, President
PHONE 614.857.2331
YEAR 2013

MKSKSTUDIOS.COM

FIRESTONE ALLEY AT THE BUGGYWORKS

Columbus, Ohio

MKSK



SITE OF COLUMBUS' RICH HISTORY GETS A CONTEMPORARY RE-DESIGN, IN A MIXED-USE, LIVE-WORK SETTING

The historic Buggyworks building and its urban landscape component, Firestone Alley, comprise Columbus' first authentic mixed-use loft renovation project. Located in the Arena District in downtown Columbus, the development contains over 70 units of loft condominiums, several live-work units, and nearly 300,000 square feet of commercial and retail space.

Originally constructed in 1902 by The Columbus Buggy Company, the world's largest manufacturer of horse drawn carriages, the building has employed such figures as WWI flying ace Eddie Rickenbacker and Harvey Firestone, the founder of Firestone tires. The re-design for the historic, commercial urban alleyway is one that preserves the history of the space with contemporary features.

Steel I-beams, once covered by the previous warehouse rooftop, were exposed and remain as a dynamic and transparent horizontal plane hovering above the alley. The street is designed to accommodate mixed traffic flow and is constructed of oversized materials, reminiscent of the industrial era. Outdoor terraces line the live-work units and stand as a contemporary expression of loading docks that historically served the buildings. Dynamic commercial and retail space is flanked with an outdoor mezzanine, offering space for social gatherings. The creative use of materials during the design process included sandblasting concrete, using re-claimed clay street pavers, and establishing a simple, urban plant palette.

Outcomes:

- Columbus Landmarks Foundation James B. Recchie Award finalist

CLIENT Katz Interests, Inc.
CONTACT Kyle Katz, President
PHONE 614.461.1717
YEAR 2004

MKSKSTUDIOS.COM

U SQUARE AT THE LOOP

Cincinnati, Ohio

MKSK



MIXED-USE DEVELOPMENT CREATES VIBRANT PUBLIC SPACES FOR A UNIVERSITY AUDIENCE

U Square at the Loop in Cincinnati, Ohio is designed as a new destination for eating out, shopping, working, and living. The 4-acre redevelopment project, located adjacent to the University of Cincinnati campus, is a mixed use project providing state-of-the-art housing and retail space for a projected, record-breaking 42,000+ 2012 enrollment at the University.

The proposed site is a former surface parking lot which accommodated campus and event parking for the area. New parking structures are designed as part of the project to allow for the projected parking demand for the campus as well as parking for fall football games. The project

construction provided the opportunity to redesign the streetscape, promoting the uniqueness of U Square with specialty paving, street trees, and contemporary street furnishings. A large portion of the site was reserved for a public plaza for the residence to utilize as outdoor space, as well as space for event gathering and outdoor markets. At the center of the plaza is a large oval lawn designed for residents and visitors to relax, socialize, and observe outdoor performances and day-to-day activity on the street and within the space. The project also took advantage of a secondary street adjacent to the site by designing it as an extension of the plaza, extending paving patterns across the street and utilizing flush curbs to promote a continuous and flexible space for a variety of events throughout the seasons.

Total capital investment to develop U Square will exceed \$78 million.

CLIENT	Towne Properties
CONTACT	Arn Bortz
PHONE	513.381.8696
YEAR	2013

MARATHON PETROLEUM CORPORATION'S HEADQUARTERS



Findlay, Ohio



URBAN CORPORATE HEADQUARTERS REINVENTED WITH GREENSPACE AND SUSTAINABLE INFRASTRUCTURE

Marathon Petroleum Corporation's headquarters has been located in downtown Findlay, OH since 1905. MKSK worked with a multidisciplinary team to create a visionary Master Plan for a walkable urban campus. Master Plan elements include:

- Promotes compact, inward growth in downtown Findlay, OH
- Recommends Hardin Street as central organizing element with a strong pedestrian focus, about which campus growth can occur
- Encourages environmental sustainability through stormwater bioretention gardens along Hardin Street, light colored paving to reduce heat island effect,

energy-efficient LED light fixtures, and a robust, dense urban tree canopy.

- Introduces a new public open space along Main Street, with areas for passive gathering.
- Introduces a new courtyard for Marathon employees and special events.
- Replaces surface parking with two structured parking facilities.
- Recommends streetscape enhancements along the perimeter streets of Sandusky, East, Lincoln, and Main
- Promotes mixes of uses, including the feasibility of hotel and residential within the campus footprint.

CLIENT Marathon Petroleum Corporation
CONTACT Donald Malarky, Manager - Major Projects
PHONE 419.422.2121
YEAR 2014

MARATHON PETROLEUM CORPORATION'S HEADQUARTERS



Findlay, Ohio



CLIENT Marathon Petroleum Corporation
CONTACT Donald Malarky, Manager - Major Projects
PHONE 419.422.2121
YEAR 2014

MARATHON PETROLEUM CORPORATION'S HEADQUARTERS



Findlay, Ohio



CLIENT Marathon Petroleum Corporation
CONTACT Donald Malarky, Manager - Major Projects
PHONE 419.422.2121
YEAR 2014