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Russell Neighborhood (Beecher Terrace) Area-Wide Rezoning



Metro Council Planning & Zoning Committee

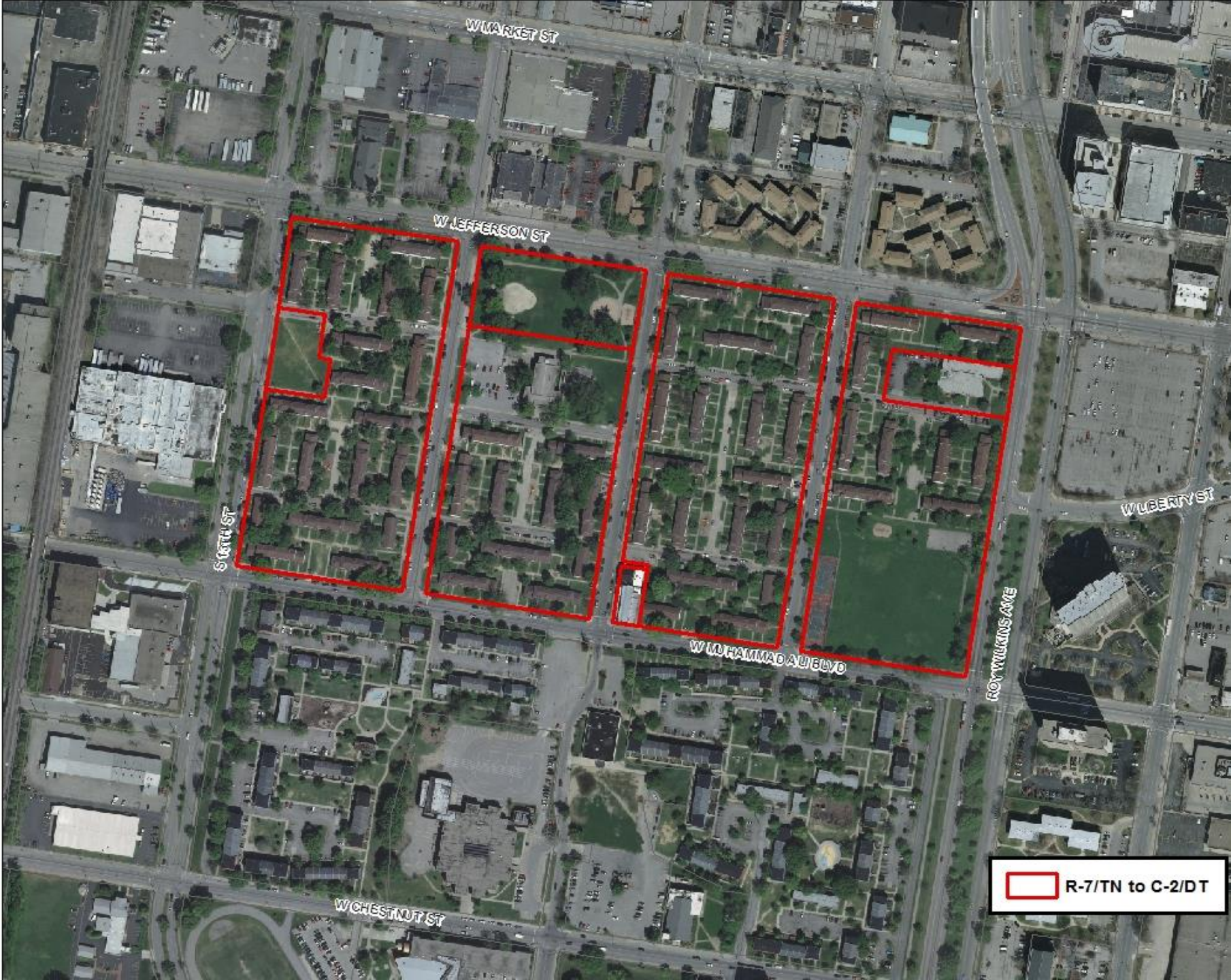
June 14, 2016

Michael King, Urban Planner

Develop Louisville, Office of Advanced Planning

Request

Change in form district from TN (Traditional Neighborhood) to DT (Downtown) and change in zoning from R-7 (Multi-Family) to C-2 (Commercial) for the Beecher Terrace Housing Complex (1000 W. Jefferson Street and associated properties)



W MARKET ST

W JEFFERSON ST


S 6TH ST

W LIBERTY ST

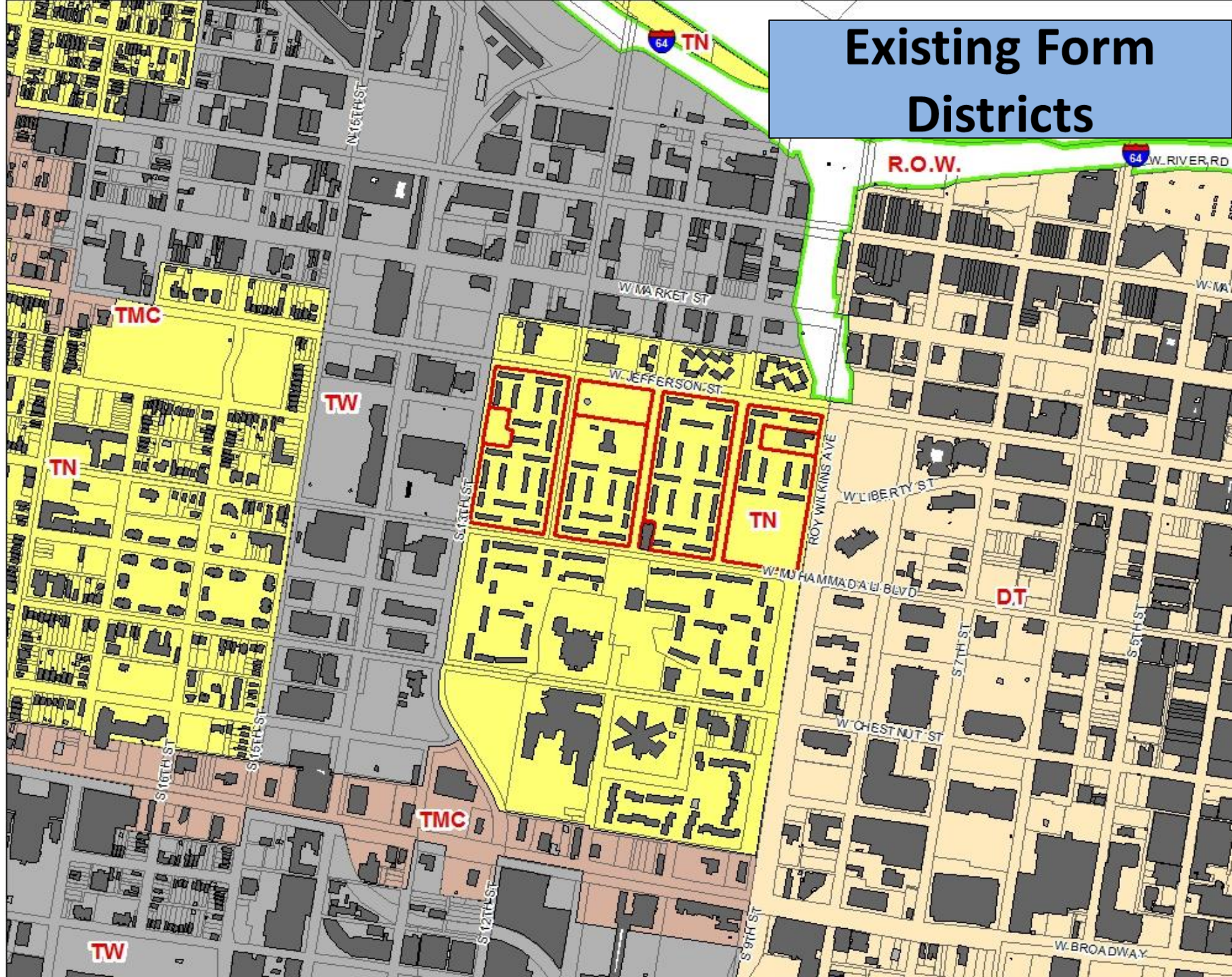
W LO HAMMADA BLVD

E 1ST ST

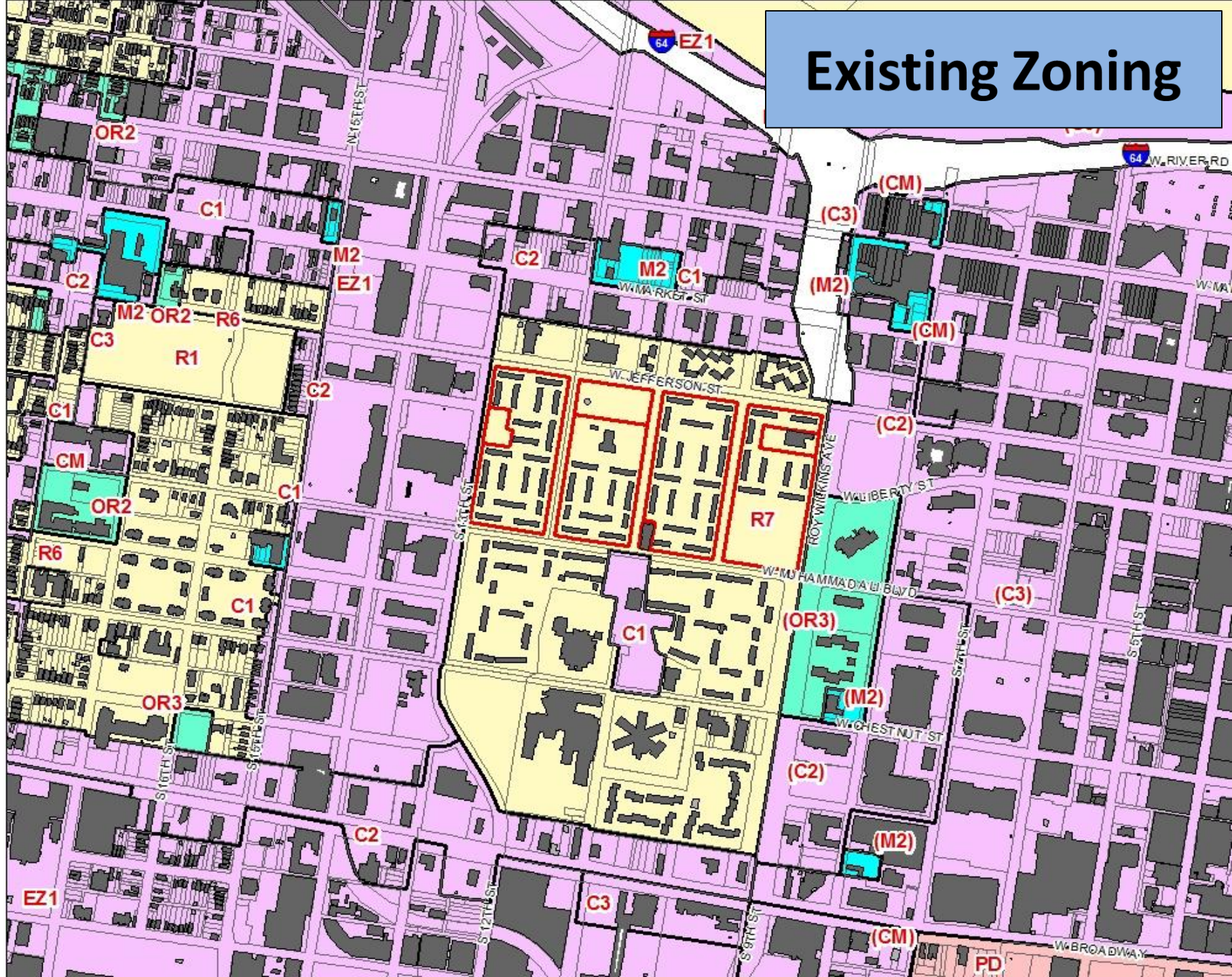
W CHESTNUT ST

 R-7/TN to C-2/DT

Existing Form Districts



Existing Zoning



On January 16, 2015 the Louisville Metro Housing Authority (LMHA) was awarded a \$425,000 **Choice Neighborhood** planning grant for the Russell Neighborhood. Louisville Metro Government is also contributing more than \$600,000 to the planning process.

The Choice Neighborhoods Initiative is a HUD-funded grant program begun in 2010 that replaces the HOPE VI program.



3 Broad Goals

1. **Transform distressed public and assisted housing**, like Beecher Terrace, into energy efficient, mixed-income housing that is physically and financially viable over the long term;
2. **Support positive outcomes for families** who live in the target development and surrounding neighborhood
3. **Transform high poverty and/or distressed communities into viable, mixed-income neighborhoods** with access to well-functioning services, high quality schools and early learning programs and services, public assets and transportation and improved access to jobs.

Called **Vision Russell**, the initiative's boundaries span from Market to Broadway and from 9th to 32nd Street. The Choice Neighborhood Initiative is a collaborative effort to develop a **Transformation Plan** for the entire Russell neighborhood, including the Beecher Terrace public housing development.



Who's Involved

- **Louisville Metro Housing Authority**
- **Louisville Metro Government**
- **New Directions Housing Corporation**
- **Louisville Central Community Centers**
- **Jefferson County Public Schools**
- **University of Louisville**
- **Community Ventures Corporation**
- **Kentucky Center for African American Heritage**
- **Downtown Development Corporation**
- **Metro United Way**
- **Cities United**
- **Russell's faith based community leaders**
- **Key stakeholders and residents.**

Task Forces

■ People

Betty J. (B.J.) Adkins: Resource Development Manager, Louisville Metro Public Health and Wellness

Rev. Jamesetta Ferguson: Senior Pastor, St. Peter's United Church of Christ / Molo Village CDC

■ Neighborhood

Scott Love: Economic Development Coordinator, Louisville Forward

Sam Watkins: President / CEO, Louisville Central Community Centers, Inc.

■ Housing

Laura Grabowski: Assistant Director of Housing and Community Development, Develop Louisville

Johnetta Roberts: Executive Vice President, Community Ventures Corporation

■ Education

Diane Porter: District 1 Board Representative, Jefferson County Public Schools

Anthony Smith: CEO, Cities United

Community Engagement

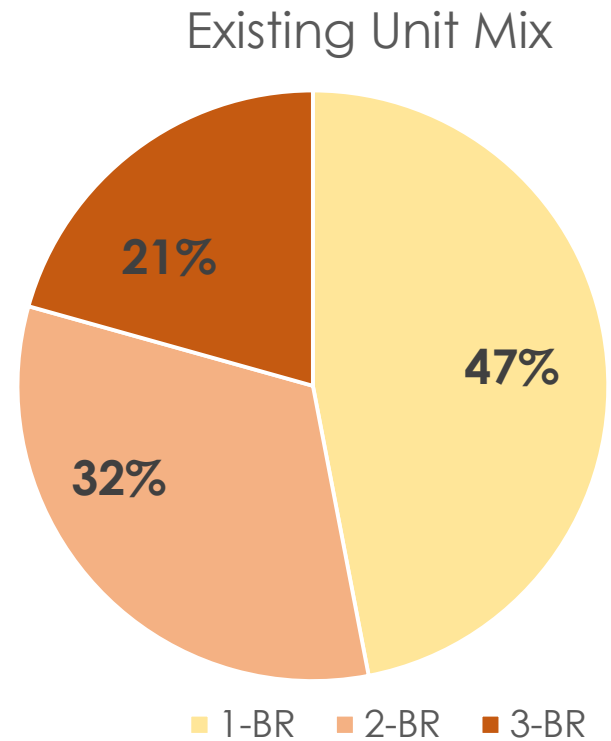
- **Community Kickoff Event**
- **2 Community Design Workshops**
- **Bi-Weekly Task Force Meetings**
- **Neighborhood and Windshield Surveys**
- **Kitchen Conversations**
- **Door to Door Engagement through Russell Outreach Workers**
- **Additional Community Meetings**



Transforming Beecher Terrace

Beecher Terrace

- **Constructed in 1939**
- **35+ Acres**
- **768 apartment units in 59 buildings (1,320 total bedrooms)**
- **Baxter Community Center**
- **Baxter Square park; Old Walnut/Beecher park**



Beecher Terrace doesn't meet resident needs



Need modern housing units

Doesn't feel safe

Disconnected from downtown + jobs

BAXTER SQUARE

JEFFERSON

Need better park/recreation facilities

13TH ST

11TH ST

9TH ST

Disconnected from Russell

Limited neighborhood services

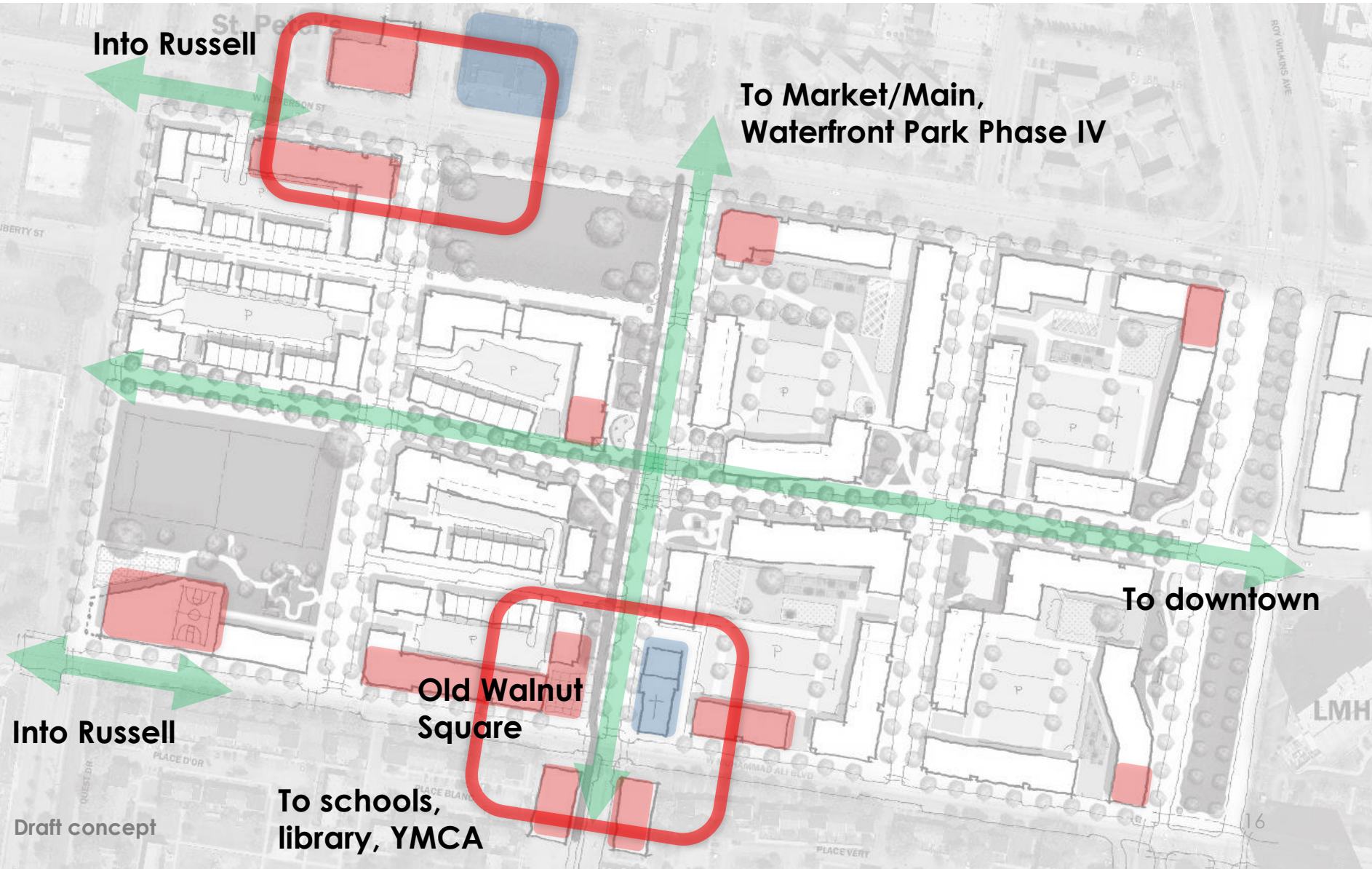
ALI

Lacks identity

Connectivity



Retail and service nodes



Parks, recreation and gathering spaces



Diversity of housing types



2-3 fl. townhouse walk-up



5-6 fl. apartments with elevator



6-8 fl. apartments with elevator



3-4 fl. walk-ups

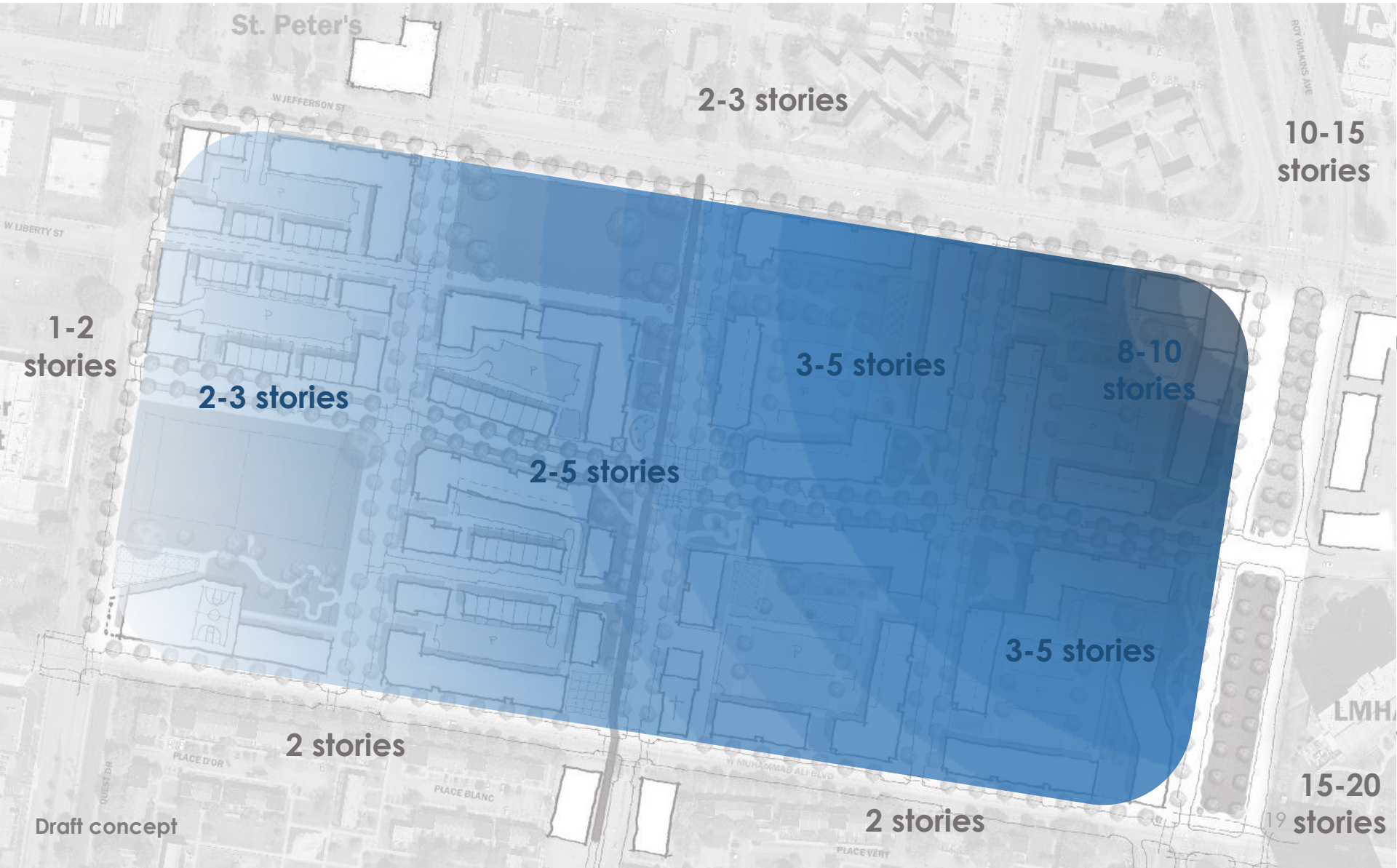


5 fl. mixed-use



Well-planned courtyards

Building height concept



An exciting vision for a new Beecher

Safe

Healthy

Active

Smart

**Sustainable
and "green"**

**Service-
enriched**

Connected

**Local
retail**



St. Peter's

Porter
Paint

LCCO

Park DuValle
Health Center

Coleridge
Taylor

Central High

LMHA

Next Steps

- **Final Transformation Plan that will be submitted to HUD in January 2017.**
- **Waiting to hear recipient status for the Choice Neighborhood Initiative Action Activities Grant applied for in February.**
- **Recently submitted an application for the Byrne Criminal Justice Innovation Grant aimed at reducing crime/violence through innovative community-oriented policing.**
- **Intend to apply for a Choice Neighborhood Implementation Grant of up to \$30 million. Zoning must be in place before the application is submitted.**

Staff Analysis and Conclusions

- **The area wide rezoning complies with all applicable Guidelines and Policies of Cornerstone 2020**
- **The existing zoning and form classifications do not allow the flexibility necessary to achieve the community's vision for Beecher Terrace**
- **Louisville Metro will retain ownership of the site and dictate appropriate land uses based on Vision Russell**
- **Future redevelopment of Beecher Terrace will require one-for-one replacement of any units demolished**
- **Displaced residents will be allowed to return either on-site or to off-site replacement housing**

PC Recommendation

- **Public Hearing was held on 5/19/2016**
 - **No one spoke in opposition.**
- **The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020**
- **The Commission recommended approval of the zoning map amendment from R-6 to C-2 and TN to DT by a vote of 8-0 (8 members voted)**