

Beecher Terrace Phase 3



Louisville Metro Planning Commission

Cynthia Elmore

Historic Preservation Officer

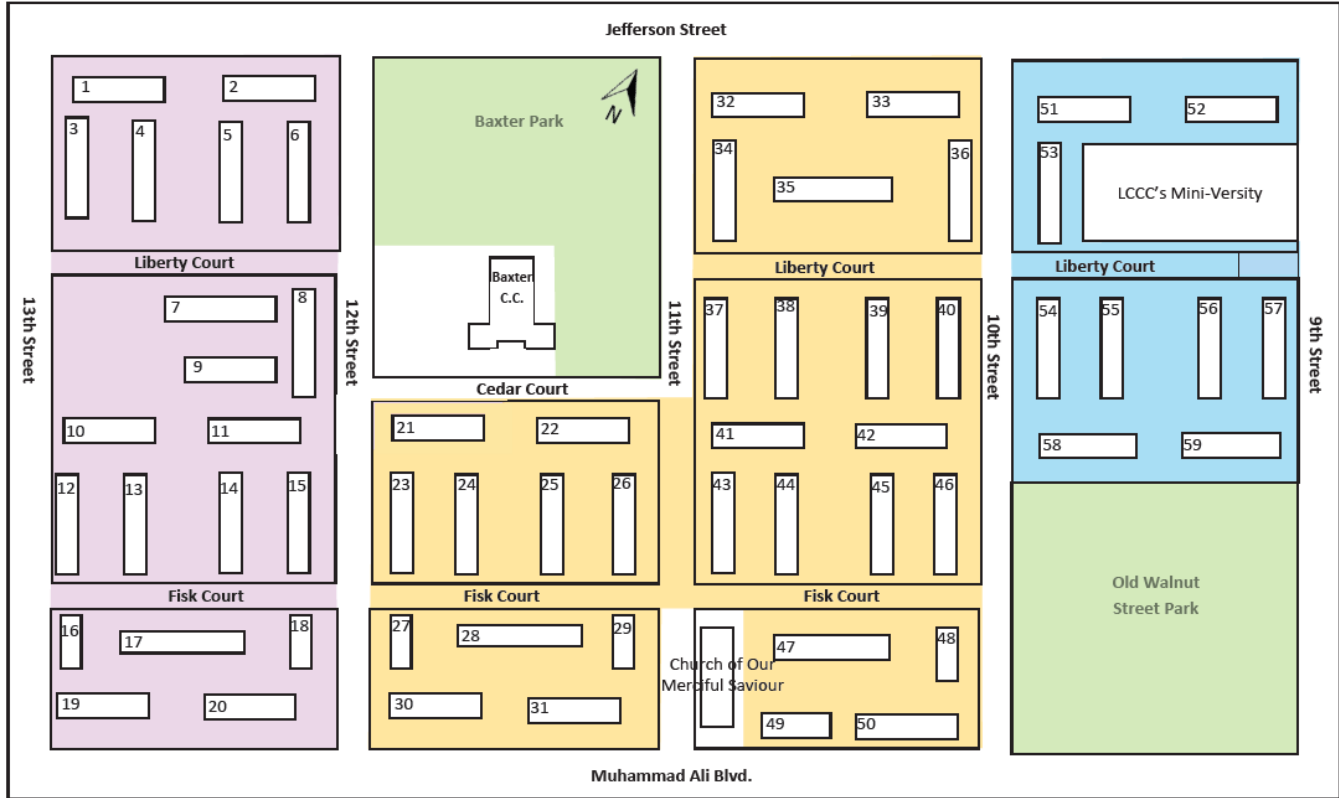
May 7, 2020

Requests

- Waive the 2-Year Deed Restriction (per the Wrecking Ordinance subsection 150.110) for the Buildings #1 through #21 located at 1200 W. Jefferson St. (Beecher Terrace) in order to proceed with demolition.

Site Context

Beecher Terrace Demolition Plan - Revised 4-2-2019



Phase 3 Demo
 253 Dwelling units
 2 Non-dwelling units
 20 Buildings

Demolition: January 2020 - July 2020
 Seven month duration

Phase 2 Demo
 384 Dwelling units
 8 Non-dwelling units

30 Buildings in 3 Sub-Phases
 Phase 2A - 11 Buildings (Buildings 32-42)
 Phase 2B - 8 Buildings (Buildings 43-50)
 Phase 2C - 11 Buildings (Buildings 21-31)

Demolition: February 2019 - February 2020
 Twelve month duration

Phase 1 Demo
 121 Dwelling units
 9 Buildings

Demolition: Completed March 2019

Subject Properties



Typical Building



Case Summary

- Beecher Terrace buildings determined to be potentially eligible for the National Register of Historic Places.
- As required by the Wrecking Ordinance subsection 150.110, a 30-day hold was placed on these properties.
- The 30-day hold expired on April 27, 2020. There were no petitions received to request designation review by the Landmarks Commission.

Case Summary

- The Wrecking Permit shall not be issued until there is an approved Development Plan and permits for substantial construction activities are obtained (150.110.D).
- If no new development is proposed on the site, the property owner shall record a deed restriction prohibiting development on the site for 2-years (150.110.E).

Case Summary

- Per the Wrecking Ordinance subsection 150.110 (E)(2): *The Planning Commission may waive the 2-year deed restriction if it finds and resolves that substantial land use, economic or social changes affecting the property have occurred in the interim, or that the community will benefit from the waiver and development of the property.*

Case Summary



BEECHER CONCEPTUAL SITE PLAN

BEECHER SITE / LOUISVILLE, KENTUCKY / AUGUST 2019



- Phase 1
- Phase 2
- Phase 3



Construction Progress

Feb. 2020



Phase 1
Senior Building

Phase
3

Phase 2

Required Actions

- APPROVE or DENY the Waiver of the 2-Year Deed Restriction for each property
 - 1200 W. Jefferson St. BLD-WRE-20-00104 through BLD-WRE-20-00124 (Buildings 1 - 21).