

Renaissance on Broadway Plan Commission Meeting

March 16, 2023

22 ZONE 075
4402 W. BROADWAY

Renaissance on Broadway

Christ Temple Apostolic Church's Role



Renaissance on Broadway

BWI Development and Management



BWI, LLC



- Founded in 2005
- Minority Owned real estate development, construction, and management company
- Providing a holistic solution to affordable housing
- Creating caring communities through collaborative partnerships
- 2020 Award of Excellence for Affordable Housing.

We Plan. We Build. We Care.

Renaissance on Broadway

Need for Affordable Housing



FEBRUARY 2019

LOUISVILLE

HOUSING NEEDS ASSESSMENT

Louisville Metro Government
Office of Housing & Community Development



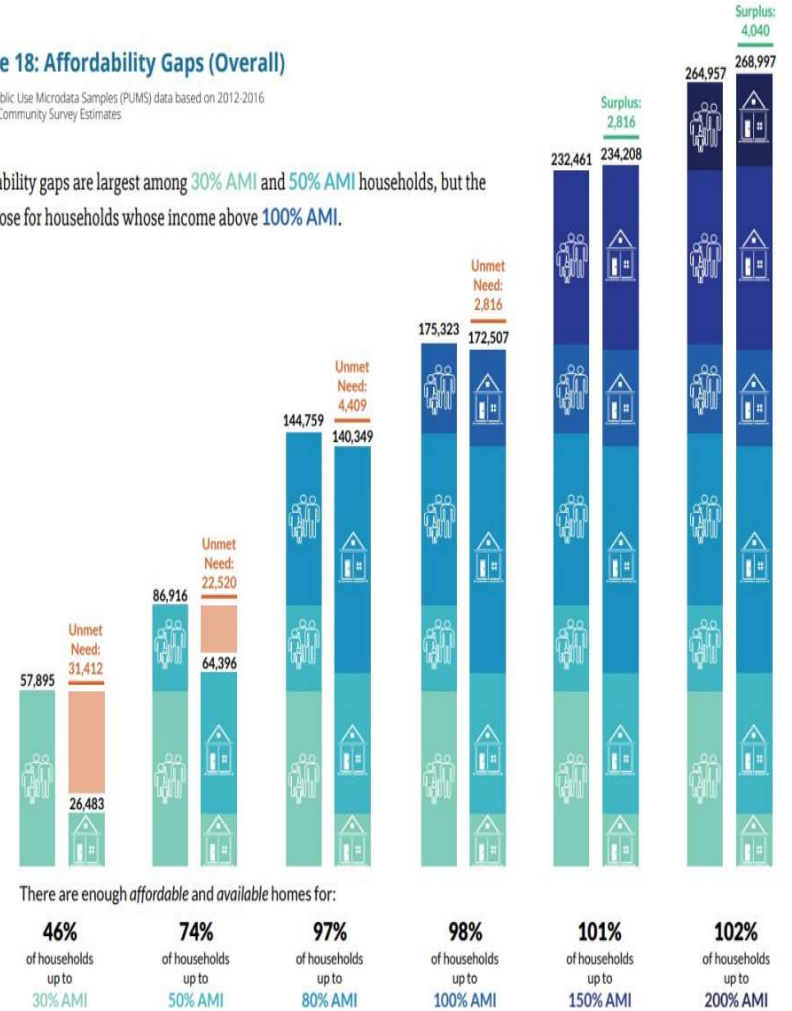
Louisville Affordable
Housing Trust Fund



Figure 18: Affordability Gaps (Overall)

Source: Public Use Microdata Samples (PUMS) data based on 2012-2016 American Community Survey Estimates

Affordability gaps are largest among **30% AMI** and **50% AMI** households, but the gaps close for households whose income above **100% AMI**.





FEBRUARY 2019

LOUISVILLE HOUSING NEEDS ASSESSMENT

Louisville Metro Government
Office of Housing & Community Development



Louisville Affordable Housing Trust Fund



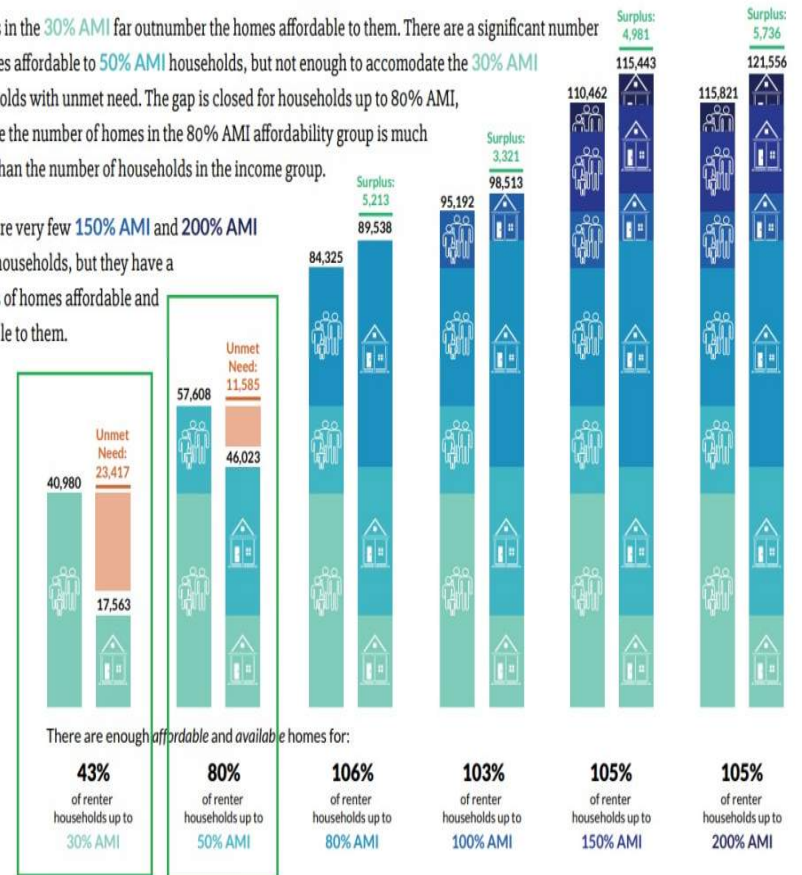
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Figure 19: Affordability Gaps (Renter)

Source: Public Use Microdata Samples (PUMS) data based on 2012-2016 American Community Survey Estimates

Renters in the **30% AMI** far outnumber the homes affordable to them. There are a significant number of homes affordable to **50% AMI** households, but not enough to accommodate the **30% AMI** households with unmet need. The gap is closed for households up to **80% AMI**, because the number of homes in the **80% AMI** affordability group is much larger than the number of households in the income group.

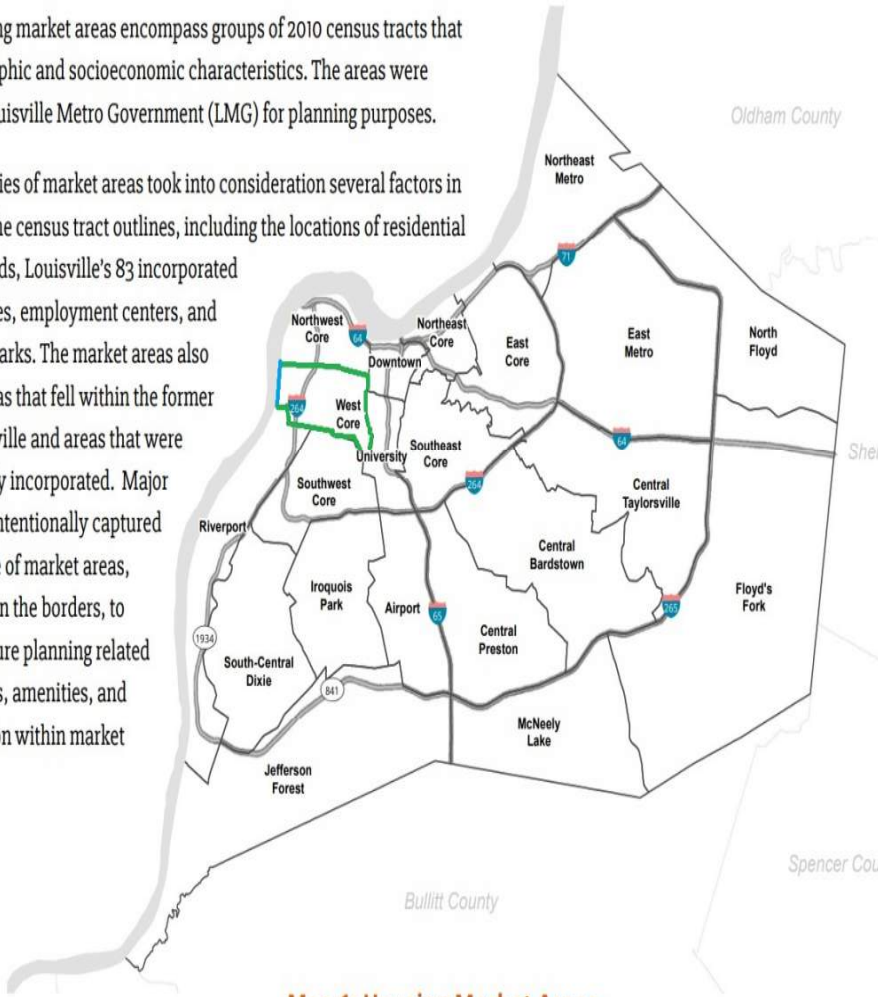
There are very few **150% AMI** and **200% AMI** renter households, but they have a surplus of homes affordable and available to them.



Market Areas

The 21 housing market areas encompass groups of 2010 census tracts that share geographic and socioeconomic characteristics. The areas were drawn by Louisville Metro Government (LMG) for planning purposes.

The boundaries of market areas took into consideration several factors in addition to the census tract outlines, including the locations of residential neighborhoods, Louisville's 83 incorporated municipalities, employment centers, and major landmarks. The market areas also consider areas that fell within the former city of Louisville and areas that were more recently incorporated. Major roads were intentionally captured in the middle of market areas, rather than on the borders, to facilitate future planning related to businesses, amenities, and transportation within market areas.



Map 1: Housing Market Areas

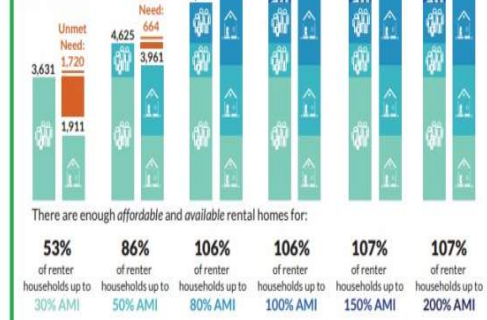


More than half of all West Core families earn **50% AMI** or less, and there is a shortage of homes affordable to these low-income families.

West Core does not have enough affordable and available homes for an estimated 1,772 of its **30% AMI** families and 672 of its **50% AMI** families.

There are also few homes in higher income affordability groups. This small supply decreases the chances that Louisville families whose income is above **100% AMI** will look for a home in West Core.

Affordability Gap for West Core Renters

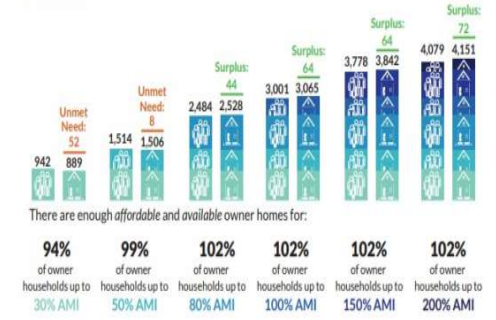


In West Core, 61% of households are renters, and over half of those renters have an income at or below **30% AMI**. The housing supply can only meet the needs of 53% of **30% AMI** renters.

Affordability Gaps for All West Core Households

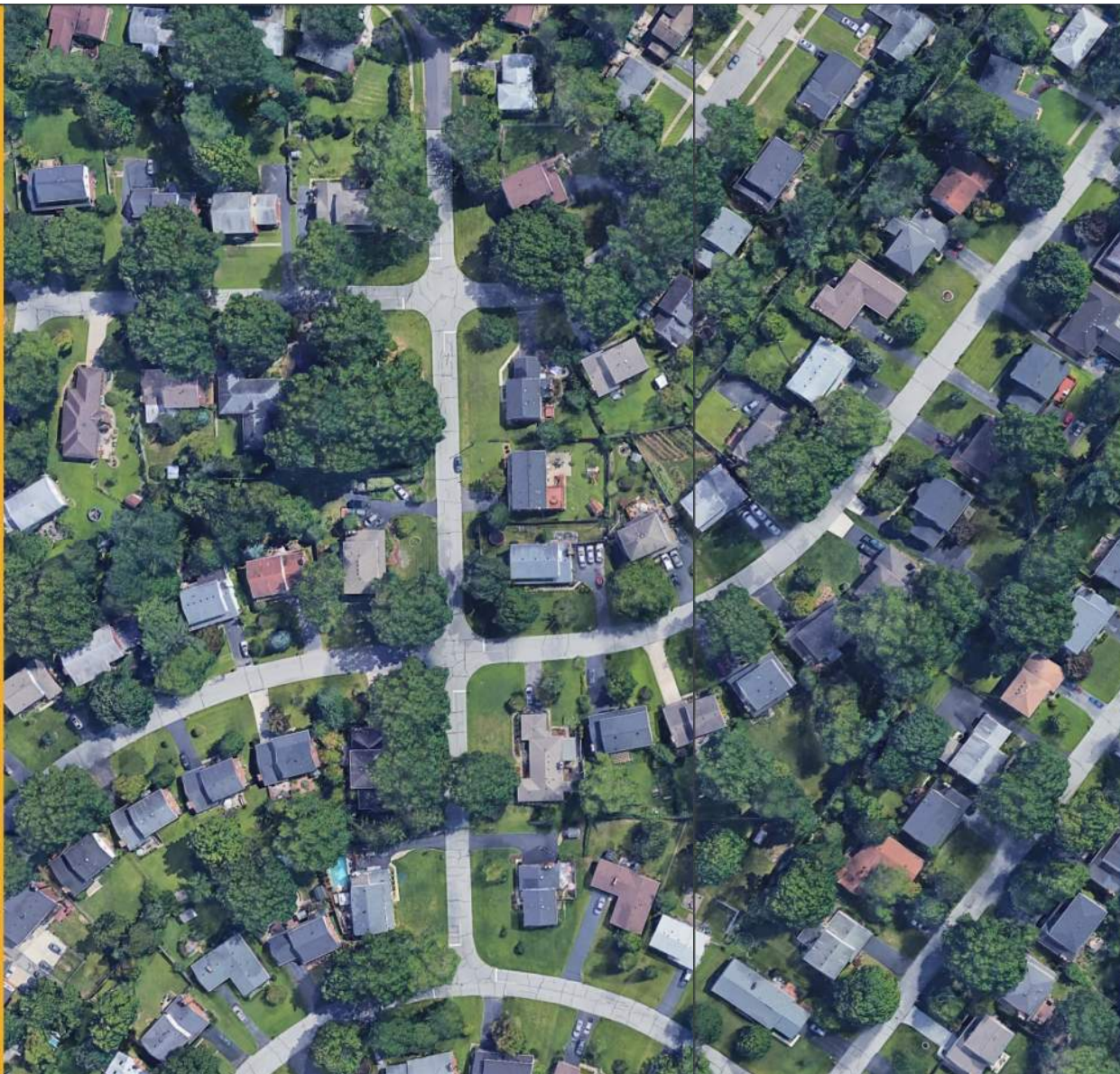


Affordability Gap for West Core Owners



For owners, the low supply of homes affordable to low-income households roughly matches the low demand.

4.6 HOUSING



Introduction

Housing is a necessity of life. The Housing plan element strives to enhance housing opportunities for all citizens of Louisville Metro. Promoting equitable housing means ensuring diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. The Housing plan element guides fair and affordable housing practices by promoting affordable housing programs and formalizing policies that ensure the inclusion of affordable housing when financial incentives are given to housing developments. This plan element also promotes flexibility and housing programs for vacant lots and areas that were formerly redlined.

The Housing plan element contains three overarching goals, supported by a series of objectives and action-oriented policies to frame this community's vision for housing.

GOAL 1

Expand and ensure a diverse range of housing choices.

GOAL 2

Facilitate the development of connected, mixed-use neighborhoods.

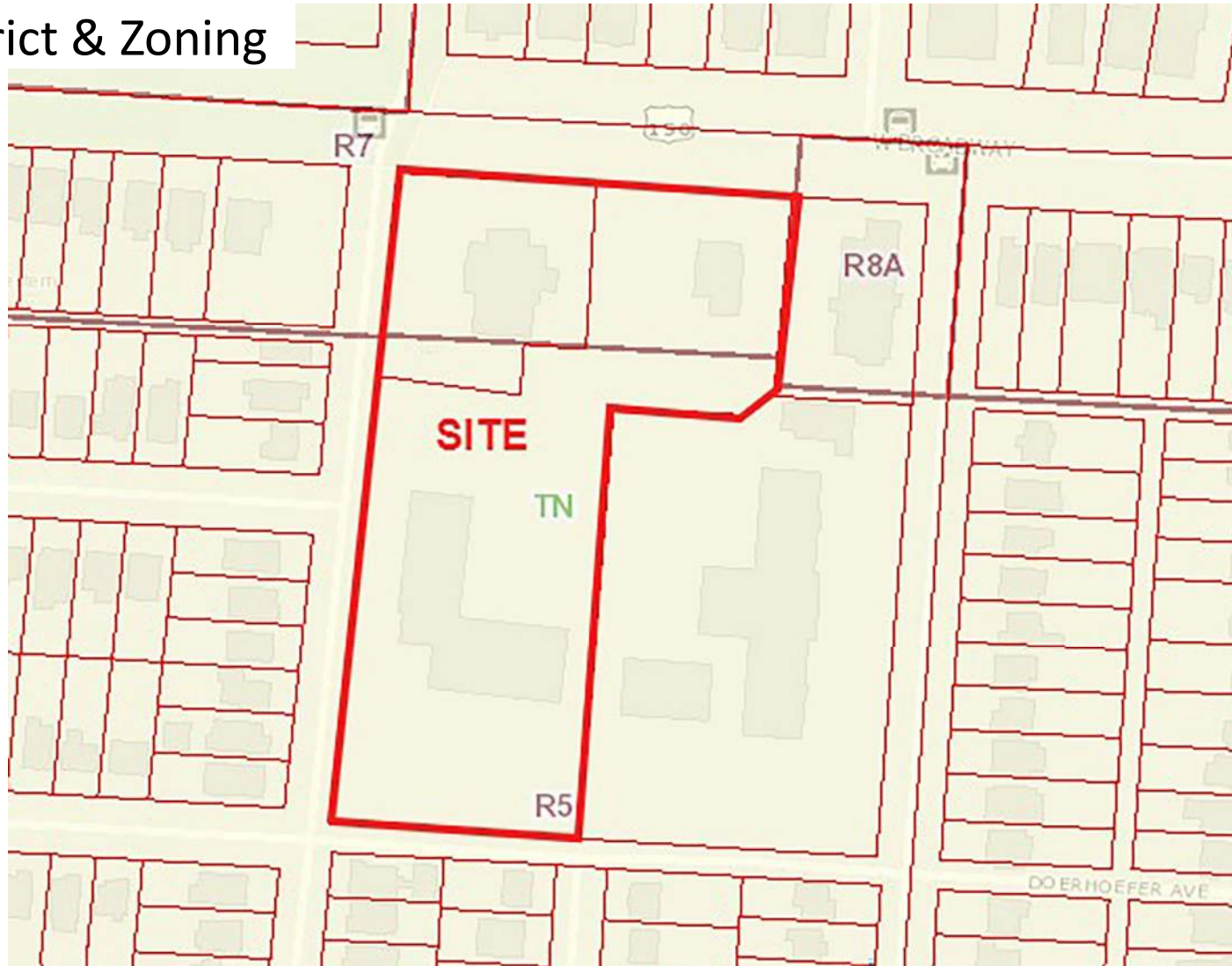
GOAL 3

Ensure long-term affordability and livable options in all neighborhoods.

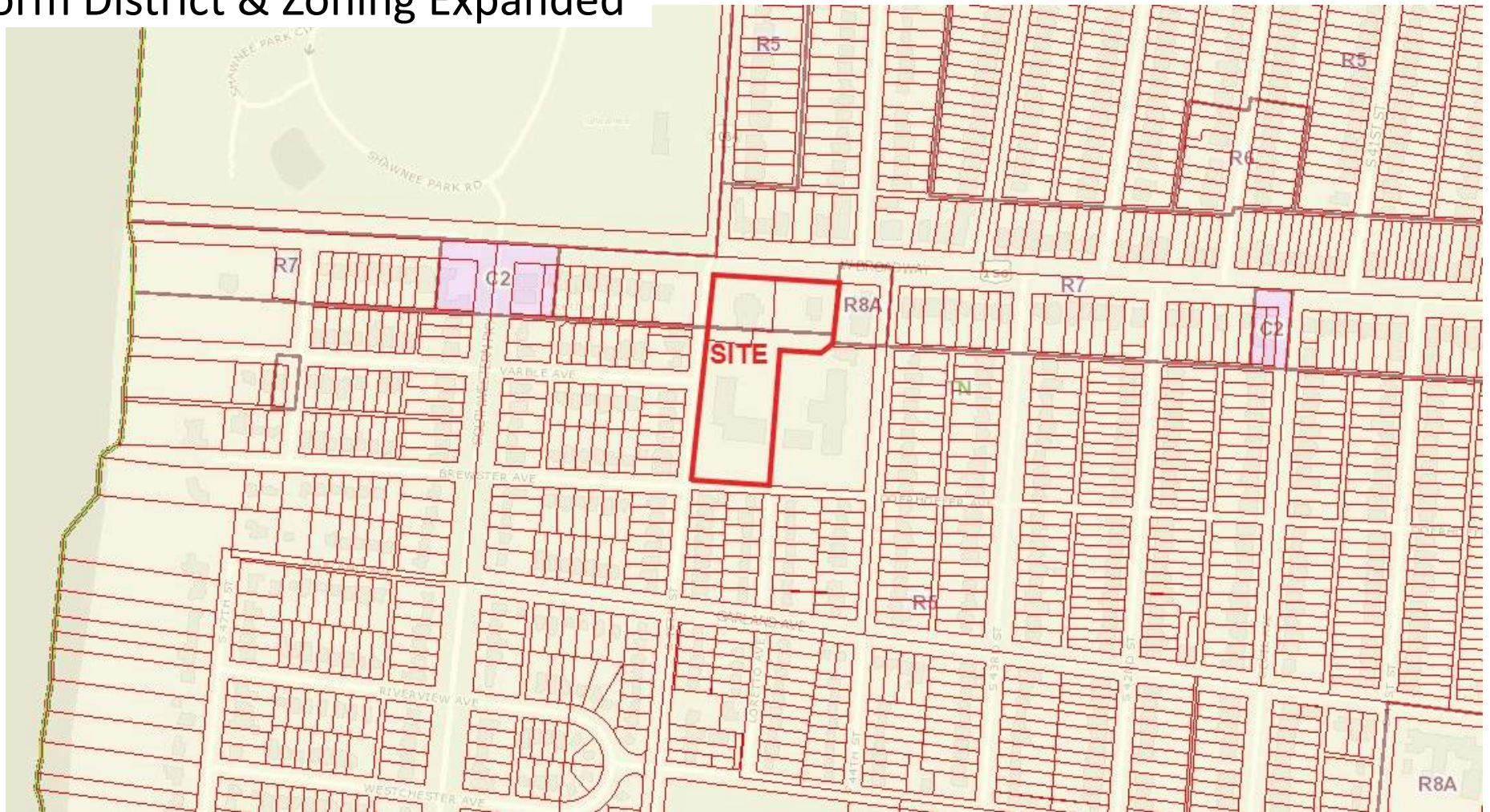
Renaissance on Broadway

Site Contextual Information

Form District & Zoning



Form District & Zoning Expanded



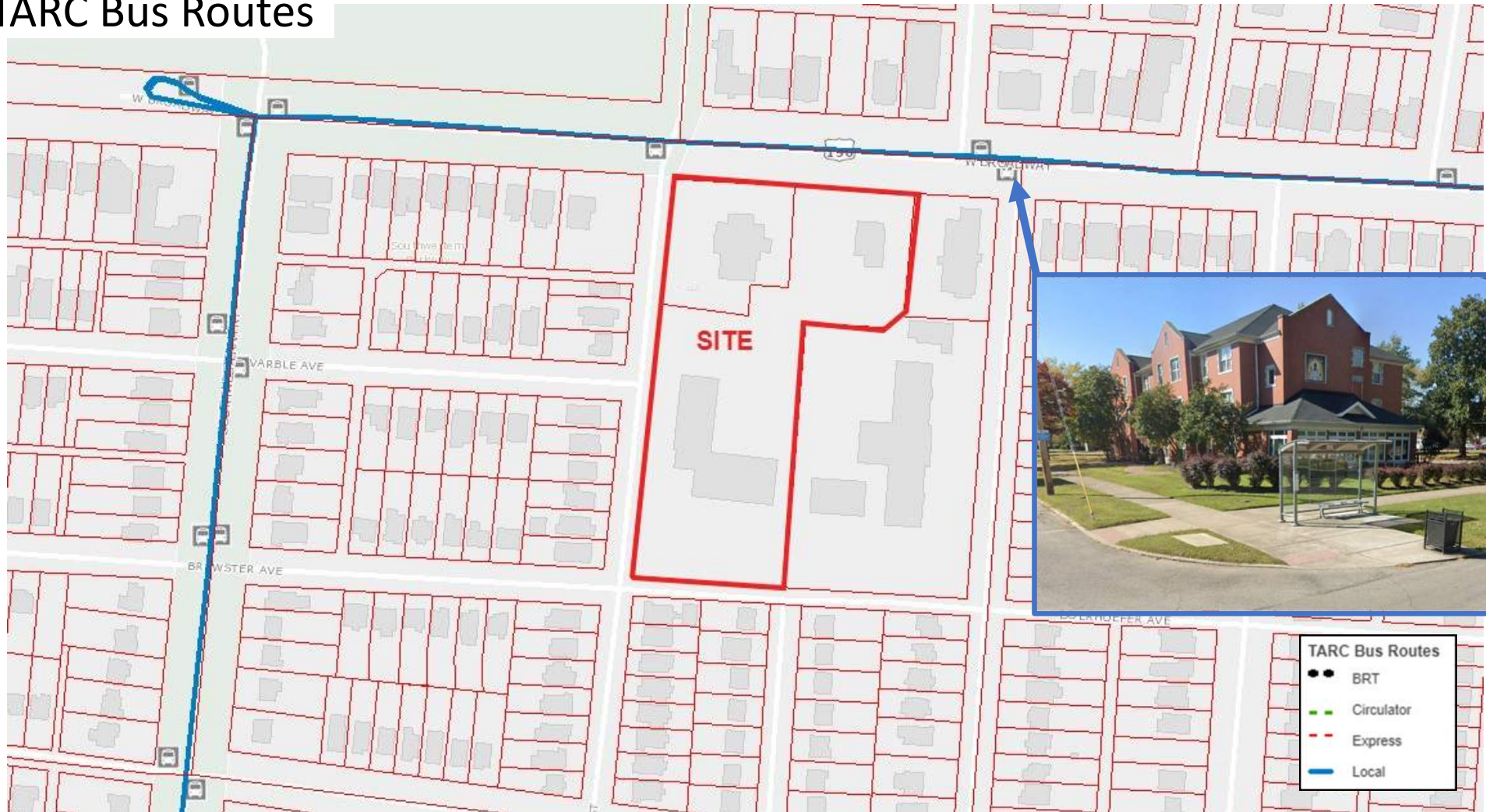
Site Vicinity on Aerial



Public Works Street Classes



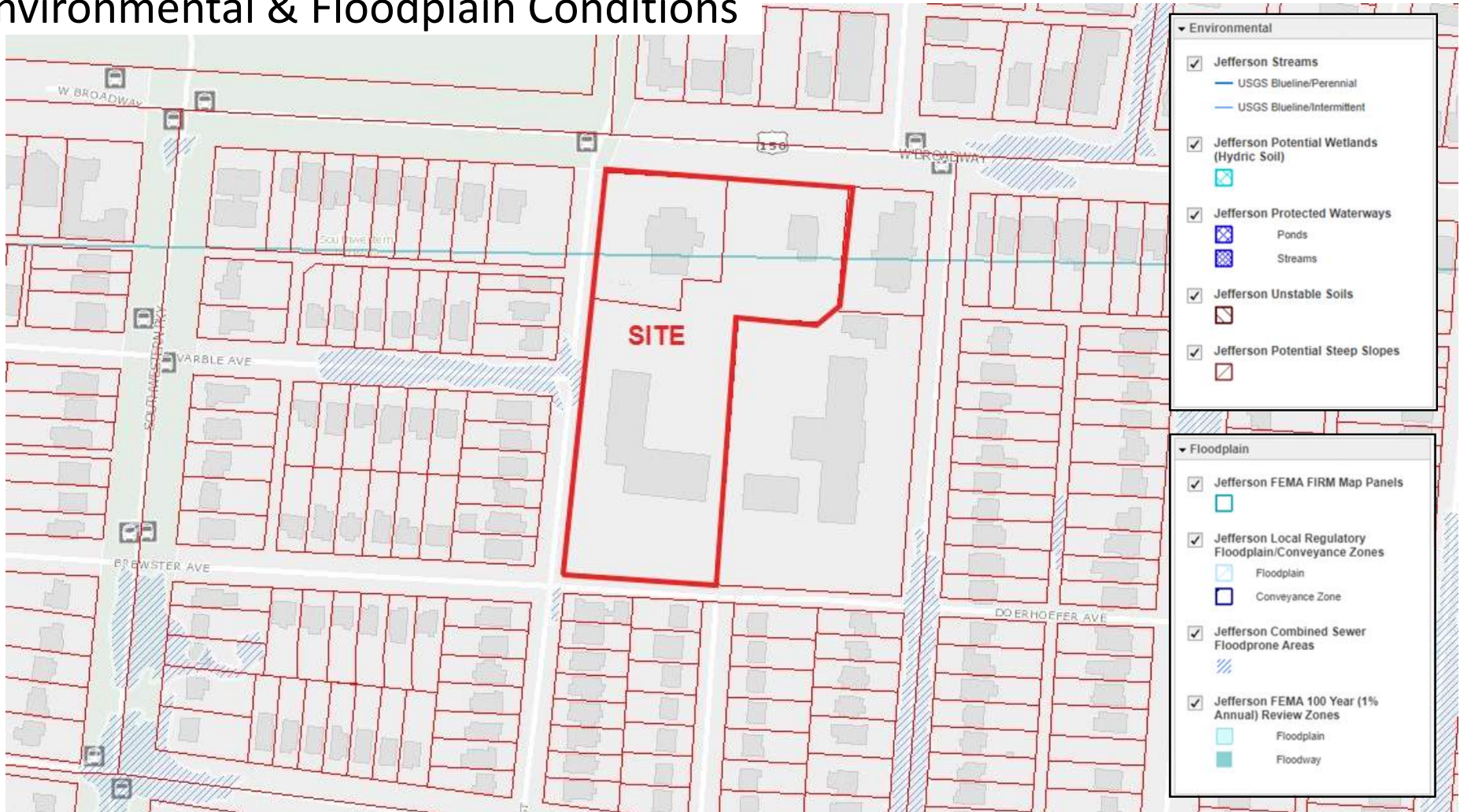
TARC Bus Routes



Jefferson Bikeways



Environmental & Floodplain Conditions



View East Down West Broadway



View of Adjacency West of Proposed Building



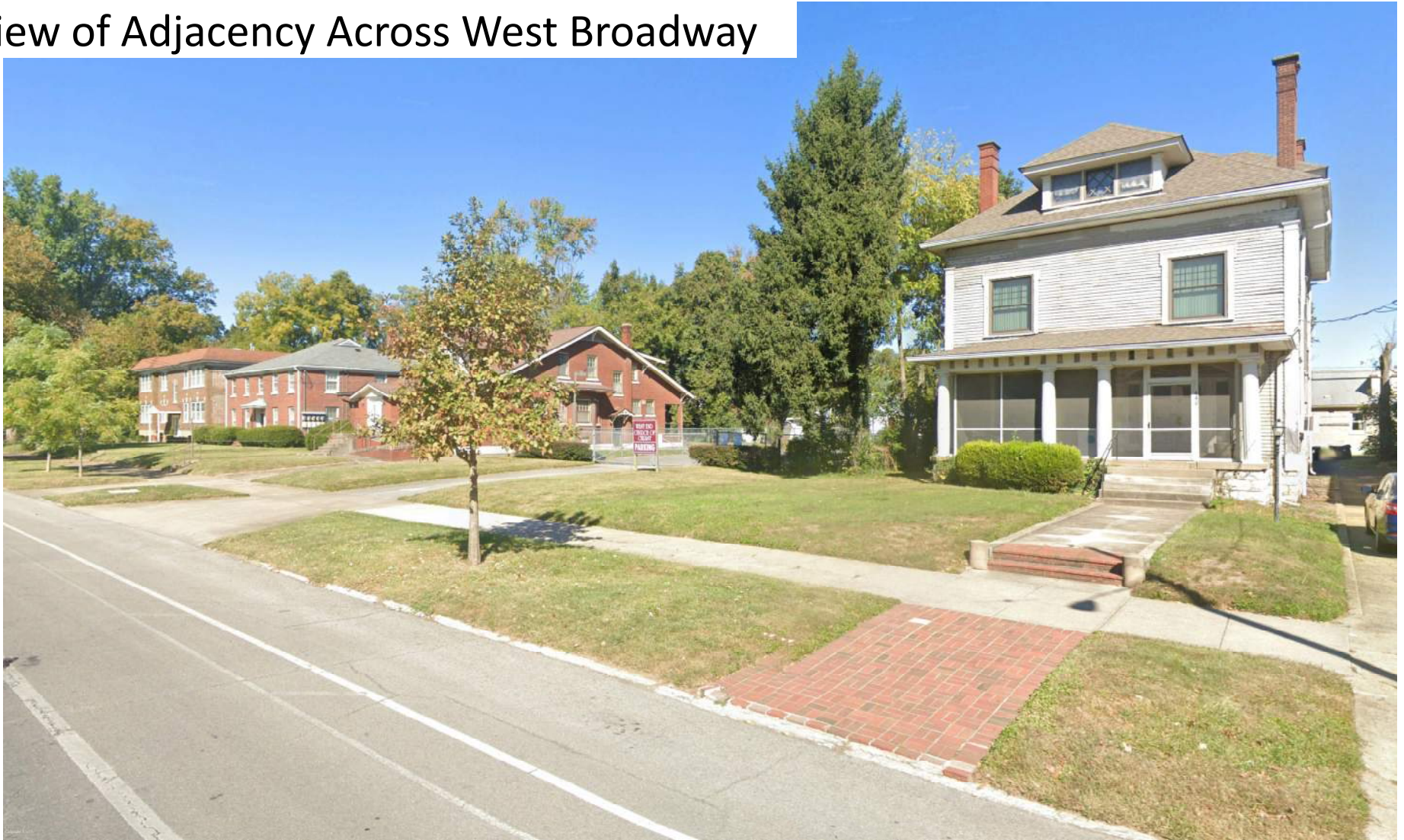
View West Down West Broadway



View of Adjacency East of Proposed Building



View of Adjacency Across West Broadway



View South Down S. 45th Street

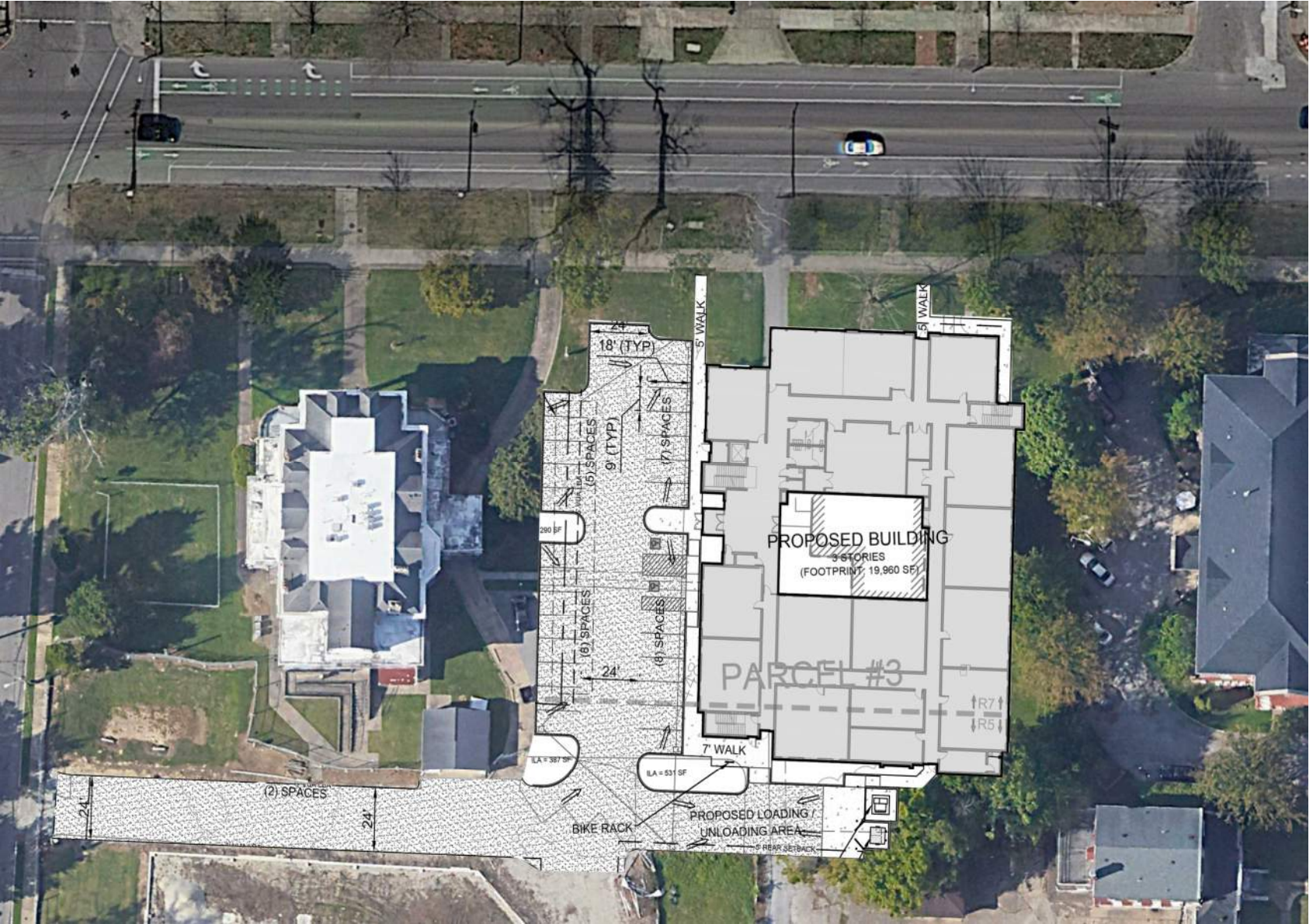


View of Proposed Entrance on S. 45th Street



Renaissance on Broadway

Site Development Plan



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Architectural Elevations and Renderings



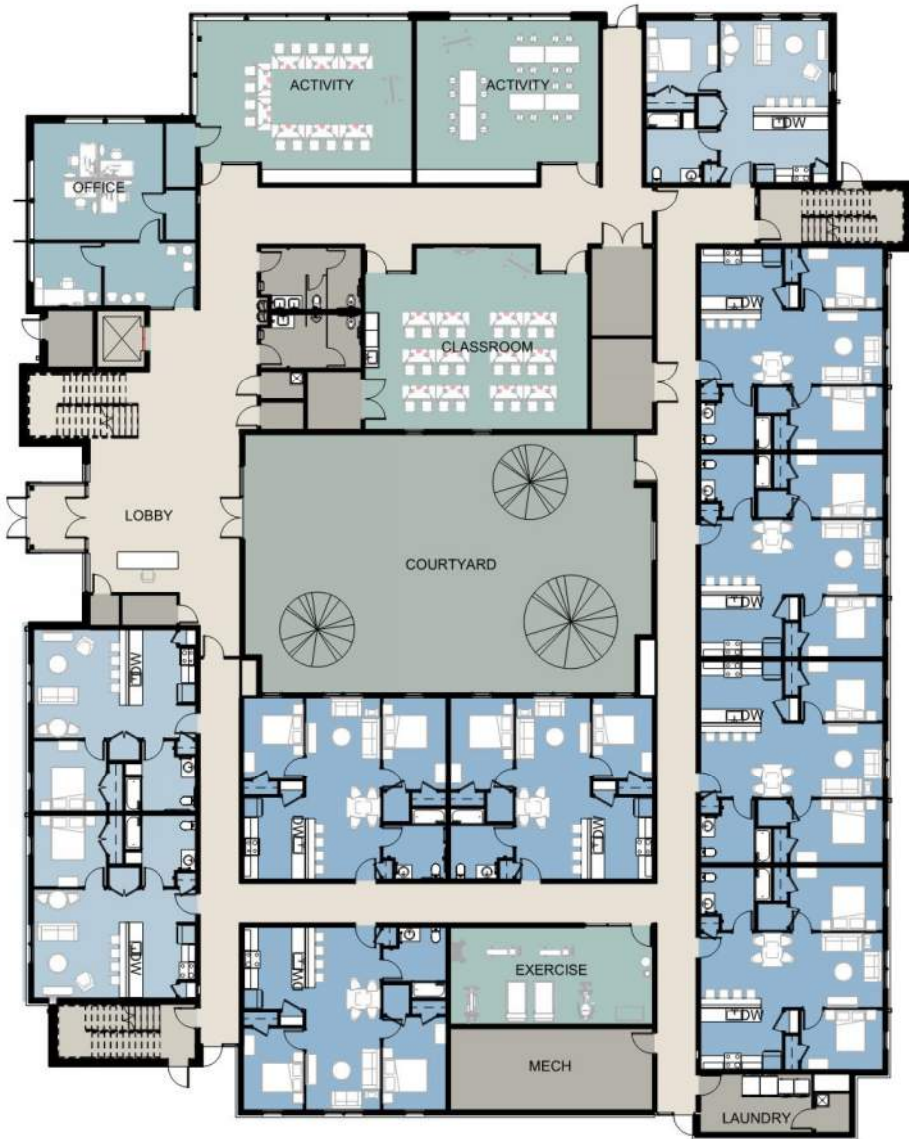
Luckett & Farley
RENAISSANCE ON BROADWAY
4422 West Broadway, Louisville KY 40211



EXTERIOR RENDERING

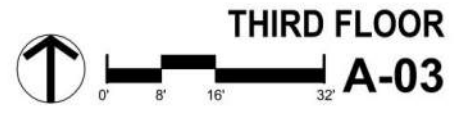


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SECOND FLOOR
A-02





SOUTH ELEVATION




NORTH ELEVATION

Lockett & Farley
RENAISSANCE ON BROADWAY
4422 West Broadway, Louisville KY 40211



ELEVATIONS



A-06



WEST ELEVATION



EAST ELEVATION

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4422 West Broadway, Louisville KY 40211



ELEVATIONS
0' 8' 16' 32' A-05







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Renaissance on Broadway

EXTERIOR RENDERING

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