



Downtown Development Review Overlay

Report of the Urban Design Administrator & Staff to the DDRO Committee

Case No: 18DDRO1009
Classification: Non-Expedited

GENERAL INFORMATION

Property Address: 652 S. 2nd Street

Applicant/Owner: Ellen Gray
CGEG LLC
702 Colonel Anderson Parkway
Louisville, KY 40222
502-417-8890
502-777-4815

Estimated Cost: \$8,000 - \$22,800

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant requests approval to demolish the existing building and clear the building site for future development. The surrounding site shall remain as surface parking. The building site will be graded and topped with gravel. The site will remain clean and level until a new development is finalized.

COMMUNICATIONS WITH APPLICANT; COMPLETE APPLICATION

The application was submitted on August 10, 2018. The application was determined to be substantially complete and classified as "Non -Expedited" on August 13, 2018. A public hearing of the DDRO Committee was scheduled for August 29, 2018.

FINDINGS AND CONCLUSIONS

The following Principles and Design guidelines are applicable to the proposed exterior alteration:

Principle 1: Site Planning and the Overlay Ordinance.

The report of the Overlay Staff's findings of fact and conclusions with respect to these guidelines is attached to this report. The following additional findings are incorporated in this report:

Site Context

The existing structure located at 652 S. 2nd Street was built in 1890 as a residential building. The two-story masonry building has been altered over the years and has been vacant since 2007. Most recently, the commercial business The George Marr Printing Company occupied the space and added a rear addition which was removed in 2008 (Approved by DDRO case **11471-CB**). The building is setback from S. 2nd Street and is surrounded by surface parking. A one-story commercial building is located immediately adjacent to the south at 654 S. 2nd Street. The current owners of 652 S. 2nd own a total of five parcels (650, 652, 654, 656, and 658 S. 2nd Street) adjacent to the subject property. An alley runs to the west and south of the five parcels.

The building, as a residential structure, is the last of its kind along this block and removal of the structure will result in a loss of historic fabric. The interiors, however, have been altered to accommodate commercial use, and the exterior has been altered, as well. The site has lost much of its historic context with surrounding developments.

Per Cynthia Johnson Elmore, the Metro Louisville Historic Preservation Officer, the building retains minimally sufficient integrity to be considered historic. Ms. Elmore assesses 652 S. 2nd Street to be a contributing historic building to the potentially National Register-eligible Downtown Historic District, rather than an individually National Register-eligible historic building.

Background

Previous DDRO cases for this property include:

11471-CB

August 20, 2008

Request for removal of rear addition and site improvements including additional surface parking

Conclusions

The demolition of the building will negatively impact the street wall and streetscape of the block, especially since there are already surface parking lots immediately adjacent to the site. However, much of the historic context of the building has already been diminished due to the modern day developments around the site. The alterations to the structure have also affected the integrity and historic character of the building. The owner is requesting the removal of the building at 652 S. 2nd Street in order to obtain a reasonable economic return from the redevelopment of all five parcels (650, 652, 654, 656, and 658 S. 2nd Street) together. Once the site of the five contiguous parcels is cleared, the owner intends to move forward with plans for redevelopment.

Per the Downtown Development District's Ordinance, 162.03 (B) (4) *If a development application involves a phased project, the Urban Design Administrator or the Committee, as authorized respectively under this chapter may, as a condition of approval of a Permit for the first phase or phases, require landscaping, fencing, lighting and such other interim treatments as the Urban Design Administrator or the Committee may determine appropriate for the undeveloped portion of the phased project.*

Interim treatments may be designed in relation to the length of time they are to be in place. Lighter, more temporary treatments may be appropriate for a short duration, for example, such as fencing, planters, and site lighting. Site covers, such as gravel, should be well maintained and kept off the public walk. For a longer period, more permanent measures such as walls and plantings may be considered appropriate. Future development on the site will be required to comply with the Principles and Guidelines of the Overlay.

The building site will not be redeveloped as a surface parking lot. If the owner chooses to pursue that at some point, it should come back to the Committee for review and approval.

Recommendation

Staff concludes that the demolition and clearing of the site is intended by the applicant to be an interim phase of the redevelopment of the site. As such interim treatments may be allowed. Staff recommends **approval** of the request for an Overlay Permit with the following conditions:

- 1. Within three months of demolition, site shall be screened from pedestrian view through a combination of solid building like elements such as decorative fencing and planters**
- 2. Within six months of demolition, in addition to decorative fencing, applicant shall incorporate dense landscaping intended to continue the**

street wall. Dense landscaping intended for screening should be 3' high at time of planting and maintained visibility and safety. The screening may be also an opportunity for Public Art

3. If after 12 months, no development activity has occurred, Applicant to return to the DDRO Committee with plans for site improvements.
4. Site of building to be removed is not approved to be used as a surface parking lot. Should the owner choose to pursue this at some point in the future, the request will be classified as Non-expedited, requiring review and approval by the Committee.

Principle 1-Site Planning

Design Guideline Checklist

Objective

Each downtown site lies with a specific neighborhood, Adjacent to specific traffic corridors and intersections, And may be adjacent to areas of different intensity of Development; may be near public open spaces; may be near historic and/or significant structures; and may contain historic and/or significant structures. These basic issues should be evaluated for the project site and considered at the earliest stages of concept development.

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
SP1	Building placement and orientation. It is intended that Downtown develop as an urban environment with a consistent, animated street wall which defines a physical area that is friendly, active, and safe for the public. Generally speaking <i>new construction should build to the front property line</i> and extend the width of the property. Corner properties should be built to both frontages. Properties with 3 or more frontages should give consideration to the relative character of the frontages and focus development accordingly-primary consideration should be given to orientation toward major thoroughfares.	NA	Currently, only demolition of the building is requested; new construction is not yet proposed. The demolition is considered the “first phase” of redevelopment of the site, and therefore can be considered for interim treatments such as landscaping, fencing, lighting, etc.
SP2	Public space. Setbacks from the property line may be considered provided the setback area is developed as a Public Open Space and amenity or as a location for exterior activity related to ground floor usage of the buildings, such as outdoor dining or retail. Consideration should be given for providing Public Open Space on sites that align with other significant urban elements such as open spaces or vistas, significant neighboring structures or public institutions, axis or terminus or the street grid.	NA	
SP3	Preservation of Existing Structures. Existing structures that are identified locally or nationally as having significant historic character should be retained and incorporated into new development. Modifications to these structures shall be in accordance with the latest edition of the Secretary of the Interior’s Standards for Rehabilitation. No application to demolish these structures shall be approved unless the applicant is able to demonstrate that: a) rehabilitation of the structure or its replacement will have a greater positive impact on the economic vitality of the district than preserving the existing structure and that the construction of the new structure would not be possible or economically feasible without the demolition of the existing structure; or b) that the applicant cannot obtain a reasonable economic return from the property or structure unless the existing structure is demolished. Development with the West Main Street local preservation district shall be reviewed by the Historic Landmarks and Preservation Districts Commission.	+/-	Demolition is proposed; applicant would like to market 5 parcels together for greater economic return. The existing structure has lost its historic context and integrity due to alterations to the structure and site over time.
SP4	Site Access. Careful consideration should be given to vehicular site access, on-site circulation, parking, and sufficient access for storage and collection of waste and recycled materials to minimize impacts to the street wall, pedestrian environment, and the streetscape. Consideration should also be given for other types of access such as pedestrian, public transit, and bicycle.	NA	Site will not have vehicular access during this interim phase of redevelopment