

## Coordinating Committee Meeting notes, 7/20/2016

**Welcome and Introductions** – Tim Barry and Gretchen Milliken

### **CNI Implementation Grant Application – Submitted 6/28/16**

Our 729-page application was submitted and can be viewed at [www.lmha1.org](http://www.lmha1.org). There were 34 applicants, so we have some stiff competition. HUD will narrow down to approximately 8 finalists and then do site visits, which could be around Oct/Nov 2016. Our developer, McCormack Baron Salazar (MBS) told us that some entities organize impressive itineraries for their site visits (i.e. bands, parades, etc.). HUD will award approximately 4 grants, or maybe 5 with a lesser amount per recipient.

**Gretchen:** Brief review of the Beecher Terrace Master Plan – in the past we have worked with EJP/Goody Clancy on the planning piece for this site, but then MBS weighed in on changes from the implementation side of it. Some key pieces to note from the plan...

- the Olmsted Baxter Park is restored to resemble the original design. There were water features in the original design which may possibly come back.
- The existing Baxter Community Center will get an addition with a new entrance that could be accessed from the park side. MBS believed the 1920s Art Deco building is something we can work with and has been a magnet for the community. The facelift for it will be exciting.
- Around the park are townhome style buildings.
- We added a street North to South which creates smaller blocks that are easier to work with.
- Two blocks in yellow – are on hold for private development to be worked in at a later date. This block was selected as Miniversity was on it – more time to work on the plans, as it would be an interesting block to develop.
- There is an additional park called Walnut St. Park that is more programmable with multiple playfields, a public swimming pool for the entire neighborhood (min. of 25 meters).
- There is a smaller community pool (near the management office), and also a splash park.
- Senior Housing building at 9<sup>th</sup> & Muhammad Ali. We've heard from seniors that they want both multi-generational living and senior living housing options to specifically meet their needs. 9<sup>th</sup> St. buildings would be taller 4-5 stories w/elevators. Other housing would be a mixture of garden appointments, townhomes, 2 and 3 stories.
- The existing Church of our Merciful Savior will stay where it is, and we will have an administration office across the street which will facilitate the neighborhood, house the community room, a few exercise machines, and the pool for the site's residents.
- Next to the Walnut St. Park has been set aside for 20 homeownership units.

We will have neighborhood sized streets, some parking spaces and also parking on street to help meet parking requirements. We did this intentionally to help slow people down and put a presence of people/eyes on the street.

Public Works has on their agenda to look at Muhammad Ali becoming a 2-way street.

Question about new senior housing being at 9<sup>th</sup> & Muhammad Ali, as this will result in senior housing at 3 major corners. Response: This housing is 4-5 story buildings that are activated on the street level with retail (as is the #10 building on the map). We will have retail along 9<sup>th</sup> street. The city is going to put out an RFP soon for a master plan for 9<sup>th</sup> street, looking at a design to incorporate pedestrian activity, street scape and retail.

Question about retail being on ground level at Muhammad Ali. Response: at this time there is not a focus on retail due to City View being across the street. In order to have a successful retail corridor, you need activity on both sides of the street. It will be on 9<sup>th</sup> and come around the corner onto Muhammad Ali, and there is an option for putting it on the corner across from LCCC in the future once the southwestern block is developed.

Question about City View's interest/cooperation in making changes to help bring in retail in order connect with downtown. Response: There has been discussion, but right now they are committed to their housing projects.

They currently have a 2-year financial commitment to the expansion of the Park Duvalle Community Health Center, but once complete they are enthusiastic about future plans to help reorient 9<sup>th</sup> street. There have been discussions about a grocery store and also opening 11<sup>th</sup> street again as a thru-way. The SDAT report honed in on the Porter Paints spot because it could compliment the future plans of LCCC. City View is also an important component of the overall Transformation Plan.

Concern of the berm on 9<sup>th</sup> Street and lack of parking for the intense use of 9<sup>th</sup> Street. Response: The berm is going to be removed. Currently, we cannot afford the structure parking; however, the future development of 9<sup>th</sup>/Jefferson St. could also bring in intense use and the opportunity/space for the structured parking.

How does this play off of the vision put forth by LCCC for Muhammad Ali? Response: There are three nodes of activity on Muhammad Ali: 9<sup>th</sup> Street, the Church, and at LCCC. Retail can't work on just one side of the street. There were mentions of just making the building look like retail until retail could be attracted; such as office space on the ground level (LMHA offices, etc.).

The land has now been rezoned for commercial use as well as residential. Currently, this is a placeholder design. It is subject to change as conditions and economy change. We must have a lot of flexibility. The current site plan reflects MBS' input - they have been successful with 11 Choice grants, which are a little over half of the grants that have been awarded. We were also clear about what we wanted to see per the resident surveys and feedback from community meetings. For example, the public pool, which many shy away from due to liability reasons. Because of resident feedback, we were clear about the desire for a pool – we have one in the plan large enough to accommodate a swim team and are potentially looking at year-round use. It could be run by a community organization instead of the Parks Dept. We continually look at ways to have the community invested and also to sustain the neighborhood as much as possible.

Sam: Expressed concern about facing challenges with convincing developers of our overall transformation plan for Russell, not just Beecher Terrace. Their dollars are critical to help us pull this off. Russell need economic development and job creation, and has the advantage of being downtown.

Response: There is a simple formula we follow and have had in depth conversations with MBS, and that is – “Retail follows rooftops”, so we have been pushing MBS on density for that reason. Russell is close to downtown, but it is on the edge with a few streets, the federal buildings, office buildings, etc. in between Russell and downtown. It's not currently where people come to shop. While it's close to downtown and there is a lot of opportunity, there is also a lot of work to be done. It's also important that we care for Beecher Terrace (BT) residents as they are the only people we will be asking to move during this process. Therefore, BT residents receive top priority.

The Action Activities Grant gives us opportunity to determine what the most important things are for the community. What LCCC is about to do with the internet service will have such a huge impact. It gives us the opportunity to go to the other end of Russell to fill the gap and connect the entire neighborhood. It would be something no one else in the area, maybe the region, has to offer. Once people know what Russell has, it will be a magnet.

Kathleen: Stated differences and connections between the Transformation Plan (TP), Implementation Grant, Action Activities Grant and the Planning Grant. With the Planning Grant, HUD wants us to address the entire Russell neighborhood and outline a plan for its transformation, including how we will obtain the funding to implement our plans. The TP is for the entire Russell neighborhood and encompasses everything from education, supportive services, neighborhood infrastructure, trees, etc. HUD tells us that the purpose of Implementation Grant funding is to primarily address the target housing (Beecher Terrace) and the people who live there. HUD also allows grantees to carve out Implementation Grant funding for Critical Community Improvements (CCI) in the neighborhood, and we included approximately \$4.4 million in our application for those purposes. So if you look at the master plan and narrative in the Implementation Grant application – yes, it is heavy on Beecher Terrace because that is the intent of that program. On the other hand, the Action Activities Grant specifically says those funds cannot be used for Beecher Terrace - they are for the Russell neighborhood.

Frank: As a precaution, not a criticism, as a person off the street, I would ask what's planned in the rest of the neighborhood outside of Beecher Terrace and the 9<sup>th</sup> Street Corridor. Response: We submitted the TP draft to HUD on 7-15-16. We'll go through more details from the TP for the neighborhood at our next meeting and answer this question in more detail. This directly ties into our Action Activities selection process. Most recently, we have focused on our Implementation Grant application and quarterly report information, so we weren't able to spend much time reviewing the TP draft. The final plan is due January 16<sup>th</sup>, 2017 and there will be further editing between now and then. We will meet with some of you to flesh out more details and edit the TP accordingly.

Question on location for the community pool – does it have to be at Beecher Terrace? Response: The pool and Walnut Street Park could be placed anywhere in Russell and there has been discussion about other possible locations.

Rev. Wright asked if economic studies have been done about the research ratio on the money coming into Louisville and the community, looking specifically at the developer team leadership who are not from Louisville. Response: several subcontractors are local, as will be the construction people, and LMHA has a good history of ensuring MBE participation. Dr. Vahaly at UofL has a model that is very good to show the ripple effect and economic impact of investments in the community.

Rev. Ellis – brought up his struggle with trying to move into the Cedar Street Development.

Sam apologized and asked people to be pushy, but also patient. Gretchen also apologized and commented there has been a number of unfortunate circumstances surrounding the development, the city is working toward resolution of those issues. Comments made that we need a strong neighborhood organization to resolve these kinds of issues.

Kathleen: Speaking of strong neighborhood organization, yesterday we learned of an opportunity to apply for a Technical Assistance (TA) grant and after brainstorming decided the best use for it would be to help support the Choose Russell Neighborhood Organization. The grant is due on July 27<sup>th</sup>, HUD would let us know within 10 days, and it would start 30 days after that. **(Note: we received word on 8-10-16 that we received the TA Grant award and notified Choose Russell's board members).**

We submitted the draft TP and also the CNI quarterly report on July 15<sup>th</sup>. This detailed report provides us with an opportunity to update HUD on our progress, and highlight how we would be an excellent candidate for the Implementation Grant. We received \$1 million for Action Activity Grant. Sarah explained why it is \$1 million instead of \$1.5 million. The content of our application is not why we got less, but HUD received legal notice they couldn't award what they originally planned, so in order to still award 4 recipients, they reduced the award amount per grantee. We received the maximum amount after HUD had to adjust their funding.

Tomorrow we invite anyone who is interested to join us on a conference call from 11am-12pm with HUD to review the Action Activities Grant guidelines and clarify additional details the NOFA didn't cover. You can join by calling in with the phone number and passcode provided or join us at LMHA's offices at 8<sup>th</sup> Street. Today, we have provided you with the guidelines and we also emailed those out. If you join us, we encourage you to read thru what HUD has sent, and also the selection process described in our Action Activities Grant application that is posted on our website. HUD said we need to refine our selection process slightly because HUD has a panel who will review the suggestions outlined in our draft and final Action Activities proposals, so they want community members to be aware that we must receive HUD's final approval. Some things we want to clarify with HUD are their timeline and parameters for the process. As much as possible, we'd like to give Russell residents the final say and hearing HUD's suggestions and feedback will help us prepare for the resident polling process.

Sam: We need a strategy around how to explain to residents what this vote is really about. Response: The Action Activity must specifically support our TP. We plan to produce a special addition of the Vision Russell newsletter

focusing on Action Activities and hold a community meeting. A special summer edition of Vision Russell newsletter is also being finalized now.

Kathleen: Back to Implementation Grant – we want to thank everyone in the room who helped us during that leverage letter writing frenzy. We wowed HUD with Neighborhood and CCI leverage. We fell short on the People leverage because of how HUD calculates existing versus new leverage. However, the number of partners we have on the People section will be very impressive.

Business surveys are finished, and a total of 29 businesses responded; the City is following up with them on the needs they identified (employment, expansion, etc.).

Marshall Gazaway: Seed Capital/FoodPort - \$500,000 grant for an Arts and Crafts program on the site as a way to get the children and community involved. Hopefully breaking ground in August. HUD is the cornerstone of what's going to transform Beecher. We need to get Beecher Terrace and Russell residents together and involved with everyone else at the table making plans. When the people start to get involved differences will be made.

Sam: LCCC, The Wiz. The community's youth wants to raise money to help support what they believe has served them well, so they are putting on a performance called The Wiz. The ticket sale profits will be turned over to LCCC to help with construction costs. Youth are doing the acting, background work, staging, etc. Please find a way to support them.

Loren: The Big Belly WiFi trash compactor unit -- we are moving the big belly unit at 28<sup>th</sup>/Market that is not getting used, to a location in front of the Baxter Community Center or behind Baxter Park on the sidewalk. Waiting on the big belly representative to let us know which location picks up the best signal. **(Note: Big Belly WiFi was relocated to 11<sup>th</sup> Street between Jefferson St. and Liberty St).**

Julia: Wants to invite people to join them for Russell walks on Tuesdays from 7-7:30 p.m. and Thursdays from 9:30-10 a.m. at 18<sup>th</sup> and Muhammad Ali. Walking the block around Russell apartments to promote community engagement, and get residents out. Please join us if you are interested, there is safety in numbers. They heard from Karl Schmidt with the Louisville Parks Commission and also the Urban League has received a grant; the initiative is called "It Starts With Me!" and they are going to refer others to walk.

### **RUSSELL WALKS – ACTION ACTIVITIES**

Greg, Julia, and Vachel received a \$2,000 action grant from NeighborWorks for working with Community Leadership Institute (CLI) on a national plan. The idea to "bring peace to a place" keeps coming up. They have discussed ideas such as a Peace Garden at 28<sup>th</sup> near Muhammad Ali and/or the land right next to NDHC, and also William Britt Park (next to Elliot Park). They want to spruce it up to make a peaceful area for people to meditate and relax. They are going to talk with the seniors at Oak and Acorn to see if there is something they can do so that residents would go over and enjoy it.

The next Coordinating Committee Mtg. is Aug. 17<sup>th</sup> at Liberty Green. **(Note: Location has been changed to Baxter Community Center).**

Conclusion of Meeting