

Initial Housing Task Force Meeting Minutes – August 26, 2015

6:00 pm at the Louisville Metro Housing Authority, 420 S. 8th Street

-Intros by Johnetta Robertson and Laura Grabowski, Co-Leads

- EJP will get initial market study information soon. Will shed light on the future demand for market-rate housing in Russell. Demand for affordable housing is probably strong – LMHA has 3,400 on their PH wait list. Will show if there is a market for for-sale units and the types of housing are people looking for who are currently moving elsewhere?

- Walk through of some of the land opportunities in the neighborhood (see map of Initial Sites for Consideration)

- DU stands for “dwelling units”. Numbers are assuming multi-family development.
- Add homeownership development at 19th and Cedar (not shown on map). It’s about 36 lots, primarily SF, one lot on corner might be MF commercial. Breaking ground in Sept or Oct. – price point between \$90K and \$150K. One family interested in a 2,500 sq. ft. home. Build to suit. If people are interested they can contact Community Ventures Corporation.
- Vacant Porter Paint site – a little over 5 acres – initial study showed some significant environment issues – Brownfield funds might be available to help with those concerns. Significant site because of its proximity to Beecher, plus it’s one of the largest potential redevelopment locations.
- Other potential sites close to Beecher.
 - St. Peter’s United Church of Christ. Interested in adaptive reuse of the existing church. Adjacent land is available for new development. Trying to create revenue stream to help fund the church. Looking at rebuilding the church on that site or elsewhere
 - City View commercial strip – underutilized building with some green space around it
 - Potential area to create a reconnection with the River – Waterfront Park Phase IV.
 - Quinn Chapel – important historical structure acquired by the Chestnut Street YMCA. Quinn Chapel Performing Arts Center is in discussion with the YMCA about trying to create a cultural center there, similar to the Clifton Center – venue for plays, other performances. Preliminary rehab costs were coming in around \$2 million. Underground railroad runs underneath it.
 - Small parking lot along 9th Street near the Quinn Chapel – potential site for row houses
- Potential off-Site locations further in the neighborhood
 - Building on Muhammad Ali owned by LCCC – 17-unit apartment building that needs improvements
 - Vacant lot at the corner of 17th and Muhammad Ali – potential lot for housing or commercial development (NOTE: now owned by NDHC).
 - The corner of Jefferson and 22nd – former DAV thrift store. (Purchased by ACE hardware for use as a warehouse. Would be good to get a contact and get in touch with that person.)
 - Sites at 22nd and DW Hodges and Broadway – highly visible corners – lots of people would see. Could think about mixed use – retail/commercial with housing above.

- 30th Street across from the FoodPort – 1+ acre vacant grassy field – maybe house with more industrial edgier feel to echo the design of the FoodPort
- All unit count calculations were based on small-scale MF housing – no more than 4 or 5 floors.
- Any thought been given to shifting the mix of residences and spreading them out more evenly in the neighborhood? Challenge of land available. Map shows vacant lots.
- Would be helpful to get a map or inventory of vacant properties.
- Other potential sites
 - Mud lot – large site on east side of 9th – 130 to 400 units, could help blur the hard edge currently between Downtown and Russell.
 - Edges of parcels around Avenue Plaza – smaller scale residential to help transition from towers to low-rise or row houses.
 - Both would help create a new gateway into Russell
- Historically oldest residential blocks were rectangular
- Look at the implications of moving 9th Street and how it would help expand downtown into Russell neighborhood. Look at design alternatives for the 9th Street ramp remaining in current location versus being relocated.
- On third page of packet – potential focus areas for neighborhood, key corridors, nodes to build on:
 - Between Market and planned Waterfront Park expansion
 - Muhammad Ali – work with SDAT team on actionable strategies and integrate their thinking
 - Node of activity around Chef Space, KCAAH, Peaches
 - 22nd and Hodges corridors – edges of the neighborhood where people are going by
 - Redevelopment potential around FoodPort
- Question about increased density around the current Beecher Terrace area. Need to replace all Beecher units with same number of affordable units, on and off-site, while creating a mixed-income community on the former footprint. Limited land options.
- Increased density might actually be more appropriate than current density, and can help attract and retain amenities to the area.
- Explanation of the overlapping discussion topics matrix.
- Starting community conversations in September. First will be a bus/walking tour. Feel free to suggest topics.
- Community calendar is on-line on LMHA website and Vision Russell website.
- Community Design Workshop on October 10th
- Try to avoid Wednesdays for future Housing TF meetings.
- Next task force meeting
 - Tuesday, September 22nd at 10:00 a.m. at Russell