**Section 106 Beecher Terrace, Consulting Parties Quarterly Meeting, September 6, 2018**

*In attendance: Gretchen Milliken, Anne Bader, Natalie Woods, Layla George, Gabe Fitz, Greg Wright, Jennifer Ryland, Chris Gunn, Bernard Pincus, Allison Smith, Cynthia Elmore, Burcum Keeton, On Phone: Emily Allison, Laura Kinsell-Baer, Lori Stahlgrin, Rose Livingston, Nicole Lyons*

Cynthia announced that Cinder Miller wasn’t present as she has completed her obligation under the Section 106 process. Jeana Dunlap is also not active in Choice at this time, as she is in a fellowship program at Harvard.

**Phase 1 Updates**

Gretchen briefly summarized the three grants received within the Choice Neighborhood Initiative (Planning, Action & Implementation). The Implementation Grant concentrates on People, Housing, Education and Neighborhood; the visions and goals within those focus areas were listed.

Cynthia added that the Consulting Parties are convened for the good of the Beecher Terrace Redevelopment project. The Consulting Parties began meeting in December of 2017, after 2 years of engagement prior to this process. This process has allowed us to define the project area and identify Areas of Potential Effect (APE). Ann Bader’s group (Corn Island) helped identify above and below ground resources which may be impacted. We developed the Programmatic Agreement to outline the process moving forward. There are many phases of the project and we will host quarterly meetings to keep Consulting Parties updated. For this meeting, we have a Determinations of Effect for Phase II and are here to answer any relative questions. All documents such as Programmatic Agreement, Letters of Resolution, Determinations of Effect, etc. have been or will be posted on Vision Russell website.

Laura gave a progress update on demolition. The abatement process has begun, asbestos is being remediated, and there is fill on-site ready to be used in the demo process. The demo permit is expected next week and demo will begin shortly after. The contractor is Cardinal Demolition and there are environmental consultants overseeing the work. Demolition will start with buildings 58 and 59, these are closest to the park which allow us to overlap the construction and demolition activities. We hope this will allow us to make up for delays experienced in the overall project timeline. Hope to close before Thanksgiving on Phase I, which is the L-shaped senior-only building.

**Mitigation Project Updates**

Laura – The Senior Building will be constructed in Phase I and will consist of 117 units; 114 are 1-BR, and three are 2-BR units for residents with a live-in aide. The western wing of the building will include management offices and a community space that will serve the entire property. It is centrally located, close to 9th Street, visible and easily accessible off Liberty St.

Allison – We have a Letter of Resolution (LOR) for Phase I that includes mitigation projects we are doing to help with the adverse effects of losing historic buildings. We are just getting underway and are in the initial phase of each project. We will share more at the next quarterly meeting about all mitigation activities.

Allison – The Louisville Story Program. We are creating a photo book about the Russell history and experience. This is a 3-year project and will launch in February 2021. We are kickstarting the campaign and interviewing residents. We are partnering with Lavel White to create the Visions of Beecher Terrace, a panel discussion which will be held at the LFPL on October 9th. The panel will discuss Beecher over the years - past, present and future. Renee Murphy, former news anchor, will be the moderator. When the flyer is finalized it will be posted on the Vision Russell website. Rose Livingston mentioned that The Beech is moving forward, and thanks to JCPS, has a temporary location at Shawnee High School. She thinks would be great to include The Beech in the history of Russell. She has many pictures and stories to offer.

Natalie Woods – the Louisville Free Public Library Western Branch is digitizing everything in the archives. They are updating the webpage to share what they have the rights to share.

Lavel White couldn’t be present for this meeting. He is a filmmaker and made a beautiful film about the residents and history of Sheppard Square during that HOPE VI project. He will do a similar production for Beecher Terrace that will run approximately 30 minutes. He will also offer a few shorter clips for the Vision Russell website. This project has an 18-month timeline.

Anne Bader, Corn Island – Data Recovery began last Friday. We got off on a late start due to holiday and weather, but we are moving along. They have engaging signage and staff waiting to speak to interested parties, and documenting stories they hear. There is a map posted showing where they will be exploring within the block, and it includes the stories about those specific lots. The “why are we digging here” sign will travel along with them as they move thru the block. So far we have explored two lots that were occupied by European (Russian and German) Jewish residents. Brick lines, cisterns, 2 wood-lined privies (will open when no chance of rain) have been discovered. It’s been fun to find family trees and gathering photos of the occupants. Future lots for exploration include a newspaper editor who developed 3 independent African American newspapers, a husband/wife who were both doctors who came from Canada (there is significance related to one of them being the first person of color to practice medicine), the Morris family who resided there from 1870’s-1930’s (family who were in the same line of business, the Uncle being the first free black business man in Louisville), and more. They are excited to explore these lots over the next few weeks. They are highlighting an “artifact of the week”. It was asked if the team would explore the entire block of Old Walnut Street Park. Ann explained that because there are 384 lots in the block, and likely much repetition in findings, a sampling was determined to be acceptable. The Vision Russell website offers the explanation for selecting the specific lots in the Data Recovery Plan. The hours for visiting the site are 9am-12pm and 1-4pm.

**Phase II Updates**

Gretchen/Laura – Reviewed the Conceptual Master Site Plan. Other versions have been seen because the site plan hasn’t been 100% set in stone. It has been a work in progress to ensure we get the necessary unit count, sites secured, etc. Currently, this is what our site plan looks like. All lots along Muhammad Ali have been taken offline until we have more information to share. MBS is in negotiations with LCCC for the commercial retail component to the site. The boundaries of each of the future phases was reviewed.

For Phase II, we are showing you the various types of housing units to include townhomes, garden homes and larger multi-family units. The plan is very conceptual at this time, but we are consistently getting closer to a final master design plan. For today, we want to show the variations that will be seen. Throughout the outreach process in the planning phases, residents and stakeholders consistently expressed the desire to see something unique, with its own identity. This feedback has driven our plans and designs. We are using more historic materials in the neighborhood within a contemporary manner. We want people to have choices and identify with the housing style they choose to create more ownership and connectivity with the neighborhood. Gretchen walked through the highlights and location of each housing style, including some ideas emerging for the homeownership units.

Liberty St. will be extended beyond where it is today, which will add a new intersection to 9th Street, a stoplight and pedestrian crossing. We will have parking on all streets.

Cynthia – we had a determination of no adverse effect for Phase II and are awaiting SHPO’s response. We will share any comments on Vision Russell website, so far there are no comments to report for Phase II.

We will discuss future phases more in the upcoming quarterly meetings. Today’s focus is Phase II, as we are just entering into very conceptual ideas about Phase III. There have been mentions of a neighborhood pool being added to Phase III as the area will have more space to accommodate a larger pool. SHPO will be included and involved as we work toward Phase III.

Laura – We are seeing construction pricing jump pretty high, this is great for Louisville’s economy, but not so good for our project. We are looking closely at financing for each phase, and looking at what works best for constructing each phase (i.e. Phase III is one with options). We are looking at how many units we can build phase-by-phase based on pricing. The blocks are very tight and only fit a certain number of units, making creativity necessary to make the finances work. As Gretchen mentioned, the phasing plan is a work in progress. MBS will be attending the Urban Strategies public meeting on September 17th to begin fleshing out ideas for naming the senior building.

Cynthia closed the meeting with saying this project is ever changing, and the Programmatic Agreement allows us to be flexible and keep all parties updated. She opened the table for any questions – there were none at this time. She mentioned the schedule for upcoming quarterly meetings (first Thursday of the month of each quarter) and she will send the schedule out to the group.

*End of Meeting*