



**OFFICE OF PLANNING & DESIGN SERVICES  
DEVELOP LOUISVILLE  
LOUISVILLE, KENTUCKY**

**GREG FISCHER**  
MAYOR

**YU "EMILY" LIU, AICP**  
DIRECTOR

November 18, 2020  
Via email

RE: Determination of Effect Associated with Stage 4 (Residential Phase IV and V) of the Beecher Terrace Redevelopment Project, KHC #50011

Dear Consulting Party:

Thanks for your continued consultation regarding the Beecher Terrace Redevelopment Project. In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. Per the executed Programmatic Agreement (6/15/18) for this Choice Neighborhood Initiative Grant (CNI), consultation occurs in stages of the redevelopment project. Adverse Effects were previously determined for historic and cultural resources on the project site (JFL-1 and 15Jf923) during Stage I. The Letter of Resolution (LOR) for Stage I developed mitigation measures for the adverse effects which was executed on 8/15/2018. Mitigation measures are still on-going to resolve the adverse effects. LJCMG initiated consultation per the PA for Stage II on August 22, 2018. LJCMG determined that Stage II of the Beecher Terrace Redevelopment Project had no *Additional Adverse Effect*, and SHPO concurred with LJCMG's findings on September, 10 2018. There were no comments received by the Consulting Parties at the close of the 30-day comment period. Additionally, LJCMG determined that Stage III of the Beecher Terrace Redevelopment Project had no *Additional Adverse Effect*, and SHPO concurred with LJCMG's findings on October 4, 2019. There were no comments received by the Consulting Parties at the close of the 30-day comment period.

The Residential Phase IV and V/Stage 4 proposes designs for the buildings as a mix of townhouses and garden-style apartment buildings. Conceptual plans and elevations for the Residential Phases IV and V can be viewed on the Vision Russell webpage: <https://visionrussell.org/historic-preservation/section106/>.

Beecher Terrace Phase IV is currently proposed to be the new construction of 130 units, including a mix of 1-, 2-, and 3-bedroom walk-up garden apartments (including 7 live/work units) and 2- and 3-bedroom townhouses. The Beecher IV affordability mix is planned to include 42 units reserved for returning Beecher Terrace residents, 60 affordable LIHTC units and 21 affordable RAD units (affordable to residents earning up to 60% of the Area Median Income), and 7 market-rate units.

Beecher Terrace Phase V is currently proposed to be the new construction of 80 units, including a mix of 1-, 2-, and 3-bedroom walk-up garden apartments and 2- and 3-bedroom townhouses. The Beecher V affordability mix is planned to include 30 units reserved for returning Beecher Terrace residents, 30 affordable LIHTC units (at 60% of the Area Median Income), and 20 market-rate units.

Both phases will serve families and will be built to the same market-rate standard as the previous phases. Beecher IV and V will include children's playgrounds and residents will also have access to the amenities being

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built out in Phases I and III including an on-site management building with a fitness center, a pool and pool house, and community spaces to gather both indoors and outdoors.

LJCMG has determined that Stage 4 (Beecher Residential Phase IV and V) project will have "**No Additional Adverse Effect**" pursuant to 36 CFR 800.5 based on the following: Stage 4 development is within the project APE and is located on lots 3, 4, 8 and 12 of the newly established block configuration. There are no historic properties adversely impacted by the proposed development. The historic site known as the Church of Our Merciful Saviour (JFWR-1752) was previously adjacent to the Beecher Terrace Housing Complex. The new proposed buildings will have a similar configuration and relationship to the Church of Our Merciful Saviour (JFWR-1752). Extant cultural resources located on the project site for Residential Phase IV and V / Stage 4 are to be mitigated through the archaeological work outlined in the Data Recovery Plan and included in the Stage I LOR. The mitigation is on-going for these previously identified Adverse Effects.

Attached for your review are copies of relevant documents related to Residential Phase IV and V / Stage 4 including a site map (Attachment 1) and project plans (Attachment 2) and elevations (Attachment 3).

In accordance with executed Programmatic Agreement for the Beecher Terrace Redevelopment Project, LJCMG will be conducting a face-to-face Consulting Parties Meeting approximately 15-days from the issuance of the initial letter (11/18/2020) for Stage 4 DOE on December 3, 2020.

Consulting Parties will have thirty-days (30) from the issuance of this letter to comment on this finding. Please respond within this timeframe, otherwise we will assume that you concur with our finding. If you *concur*, please sign below and return a copy of this letter by fax or otherwise to Cynthia (Johnson) Elmore at [Cynthia.Johnson@louisvilleky.gov](mailto:Cynthia.Johnson@louisvilleky.gov). You may also respond with an option of *no comment*.

If you have questions regarding this finding, please direct them to Cynthia (Johnson) Elmore. Thank you for your attention to this matter.

Thank you again for your valued assistance help on this important redevelopment project. If you need any additional information, please do not hesitate to contact me directly at (502) 574-8284.

Sincerely,

Cynthia Elmore,

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