



OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

May 20, 2021
Via email

RE: Determination of Effect Associated with Stage 5 (Beecher Community Center, JFWR-3796) 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. Most recently, Stage IV is under SHPO review after the requested supplemental materials were provided on April 30, 2021. Prior to this, LJCMG had determined no *Additional Adverse Effect* for Stage IV.

Baxter Community Center (JFWR-3796) Expansion and Rehabilitation/Stage 5 proposes a new side addition to the existing historic resource. Additionally, work on the historic building will be to replace non-historic windows and doors with ones that are more compatible to the original historic configuration. 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/>.

The scope of work for Stage 5 includes the restoration and expansion of historic Baxter Community Center (BCC), an Art Deco style building constructed in 1940 in conjunction with the development of the original Beecher Terrace public housing community. The existing 14,436 square foot building includes three stories that currently feature:

Lower level – lobby, maintenance shop, and multipurpose rooms, and two sets of restrooms – one serving interior spaces and one that is accessible by the exterior only.

First level - gymnasium/auditorium with a raised stage area, a kitchen, an office for the community center, restrooms, and the former management offices for the Beecher Terrace site.

Second level – additional offices and multipurpose rooms.

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The proposed renovation and expansion project includes the addition of a 4,525 square-foot wing on the west side of the building, which will serve as the main entrance to the building. The addition will feature a ramped entry, reception area, check-in desk, office, and lounge area, as well as a new open stairway and elevator servicing all three floors.

The lower level will include lounge space, and multi-purpose rooms/shops/studios.

The original gymnasium/auditorium and kitchen on the first floor will be totally updated and other rooms will be reconfigured to offer lounge areas, multi-purpose rooms, and an office. The original window openings on the west side of the gym will be converted to glass doors that connect to a viewing gallery.

The second floor will feature additional classroom spaces and a balcony area, which overlooks the gym.

The addition will be a predominately glass structure that is visually distinct from the original structure. The exterior of the elevator chase emulates the lighter accent color of the building's original front entry, creating a unifying connection between the new and historic sections of the building.

The original building will receive a new roof, and system upgrades throughout, including HVAC, plumbing, electric, security, alarms, fire suppression, and Wi-Fi Internet. All restrooms will be updated and ADA compliant.

New energy-efficient windows will be installed throughout that emulate the building's original steel-framed industrial windows. The building's original front entrance will be converted from its current two-door configuration to its original three-door configuration and used as an emergency exit only. The original interior stairwell will be opened up to provide greater visibility.

Site work will include connections to the new utility infrastructure being installed on-site in conjunction with construction of 620 new rental units, as well as a new electrical service running from the recently installed electrical meter to the BCC. Additional site work includes demolishing the split fact concrete block garage west of the BCC that was built for maintenance equipment storage in 2002, expanding and resurfacing of parking areas on the west side of the BCC and removing one basketball court which will allow for expanded parking, the installation of an accessible playground, and rehabilitating the basketball court on the east side of the BCC. A new plaza with informal gathering space will be constructed in the front of the building.

It is anticipated that the expansion and renovation of the BCC will take approximately 15 to 18 months to complete.

LJCMG has determined that Stage 5 (Beecher Community Center, JFWR-3796) project will have "**No Additional Adverse Effect**" pursuant to 36 CFR 800.5 based on the following: Stage 5 development is within

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the project APE and is located on Block 6 of the newly established block configuration. There are no historic properties adversely impacted by the proposed development.

The development team worked with SHPO under the Pre-Design Consultation process as outlined in the Programmatic Agreement (III.B.2). Early concepts conflicted with the Secretary of the Interior Standard's for Rehabilitation (SOI). Feedback was provided by SHPO to bring the design into compliance with the SOI. In the proposed design, the addition is located on the west side of the Baxter Community Center. It is set back from the primary façade of the historic building. It is also clearly distinguished as a product of its own time with a very transparent and modern appearance which is still in scale and proportion to the historic building. There will be no changes to the interior's character defining spaces or historic circulation pattern. This design was shared with the Consulting Parties at the March 4, 2021 Quarterly Meeting. No comments were received in opposition to the proposal.

Two additional meetings with SHPO provided more detailed analysis of treatments to the window openings of the west side of the building where the new addition joins the historic building, as well as treatments to the historic building. Additionally, the non-historic windows and doors that are currently on the Baxter Community Center will be replaced with units that are closer in detail to the originals by using photographic evidence. This project will result in the adaptive reuse of the historic structure, as well as rehabilitation of the historic building to an appearance closer to the original.

Extant cultural resources located on the project site for Stage 5 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 the Baxter Community Center Expansion/Rehabilitation Stage 5 including a site map (Attachment 1) and project plans and elevations (Attachment 2).

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 (5/20/2021) for Stage 5 DOE on June 3, 2021.

Consulting Parties will have fifteen-days (15) 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. 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.

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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,

A handwritten signature in black ink, appearing to read "Cynthia Elmore".

Cynthia Elmore,
Metro Historic Preservation Officer

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