

Neighborhood Meeting
November 10, 2015

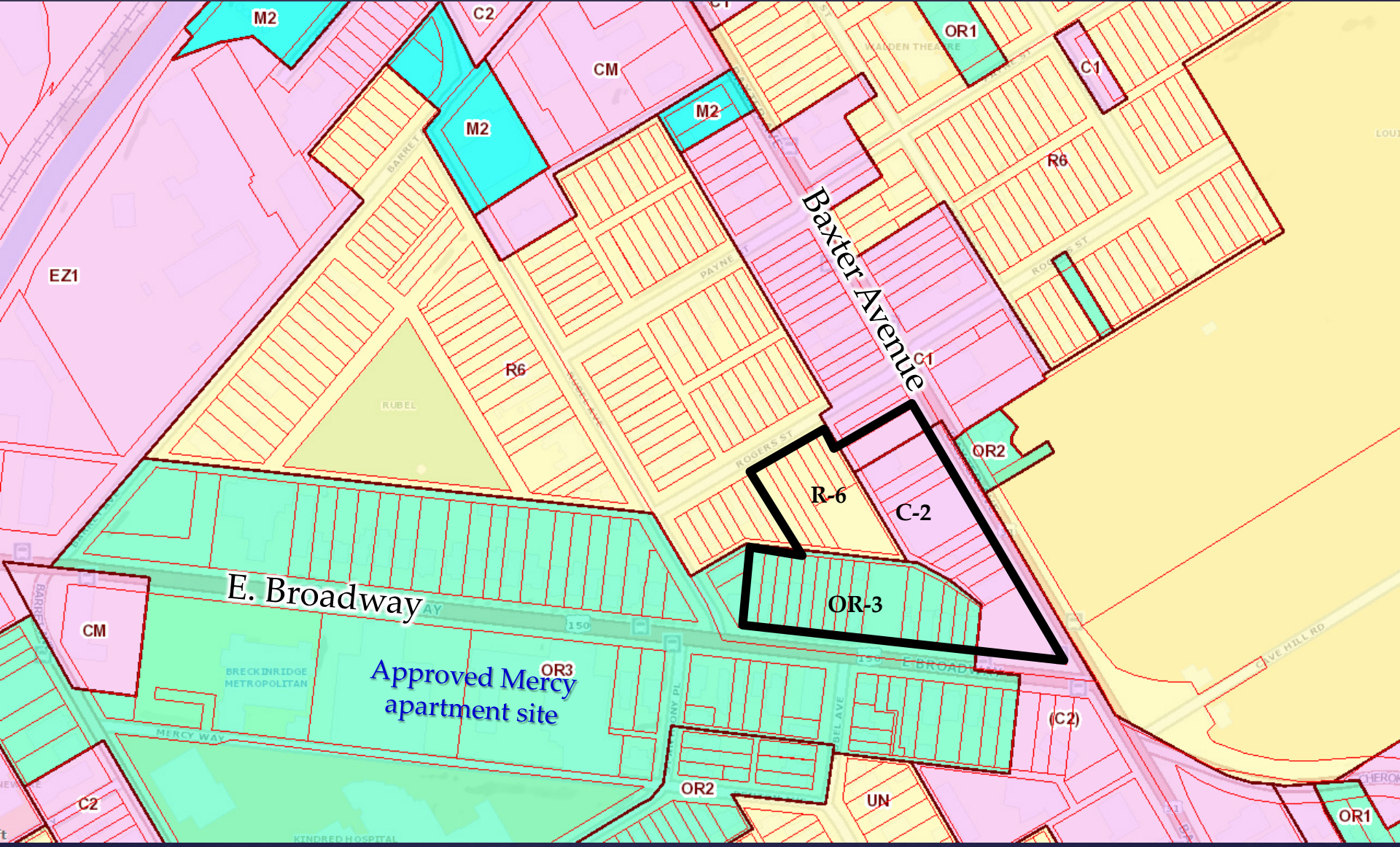
Discussion of proposed Detailed District
Development Plan for rezoning to allow a mixed
apartment and retail development along Baxter
Ave. and E. Broadway



EDWARDS COMMUNITIES

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Gresham Smith & Partners
Architecture & Design: Brian Kent Jones Architects, Inc.

Existing zoning



Baxter and Broadway apartment/mixed use site outlined in yellow. Mercy apartment site shown at middle of page next to Kindred Hospital and parking garage.



JCPS

Kindred

E. Broadway

Rogers St.
Baxter Avenue

Cave Hill Cemetery

EXISTING MEDICAL BUILDING
EXISTING 5-STORY PARKING GARAGE
MERCY SITE
4-STORY RESIDENTIAL
FACTORY APARTMENTS

Up to 35 properties involved in concept for
Baxter & Broadway mixed use redevelopment



PAYNE ST

BISHOP ST

Rubel Avenue

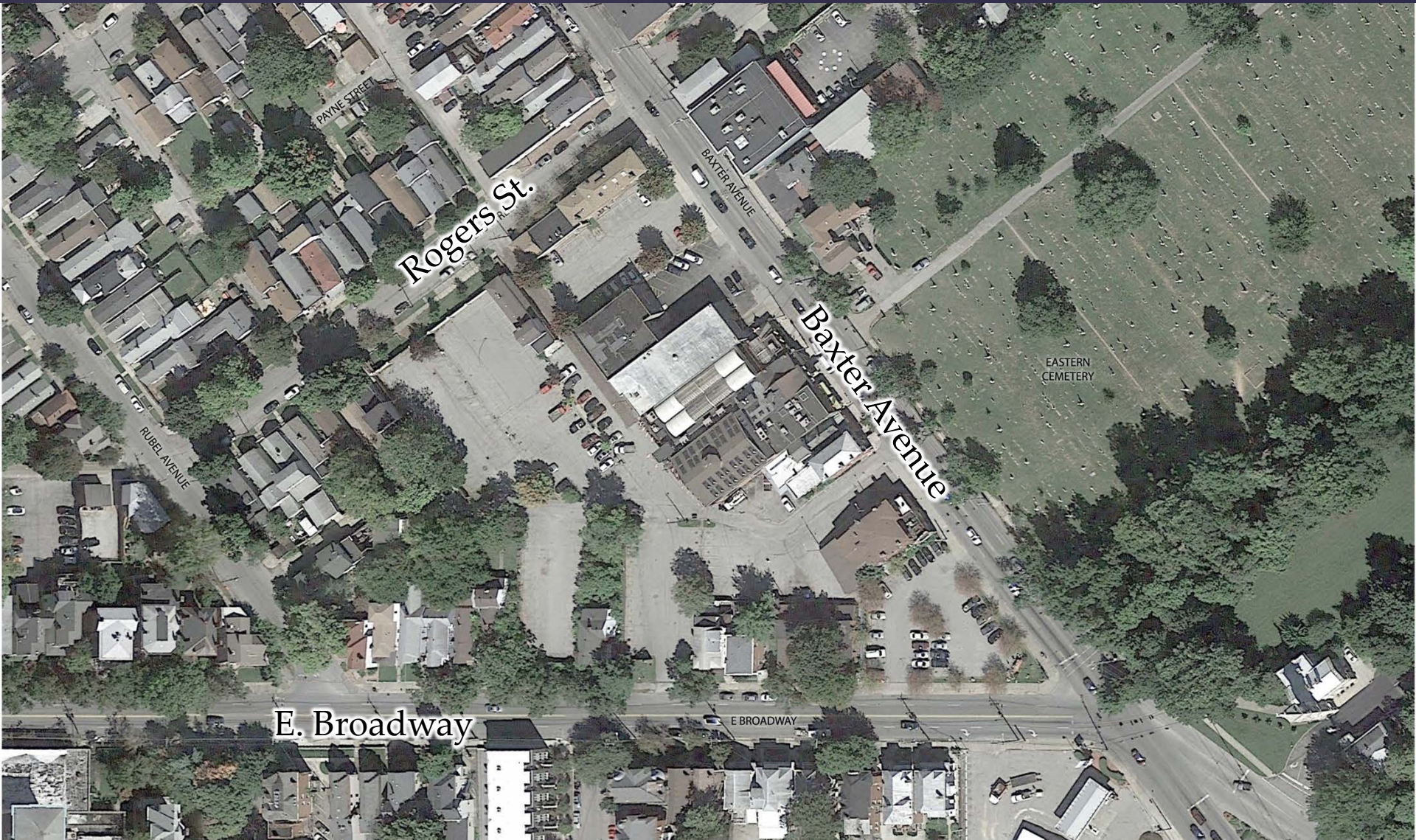
Rogers St.

Baxter Avenue

E. Broadway

ST ANTHONY PL

RUBEL AVE



Rogers St.

BAXTER AVENUE

Baxter Avenue

EASTERN
CEMETERY

E. Broadway

E BROADWAY

RUBEL AVENUE

PAINE STREET



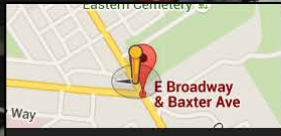
E. Broadway

Baxter Avenue

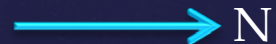
Rogers St.

E. Broadway

Baxter Ave



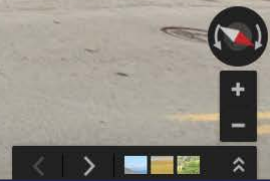
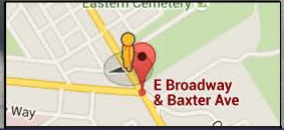
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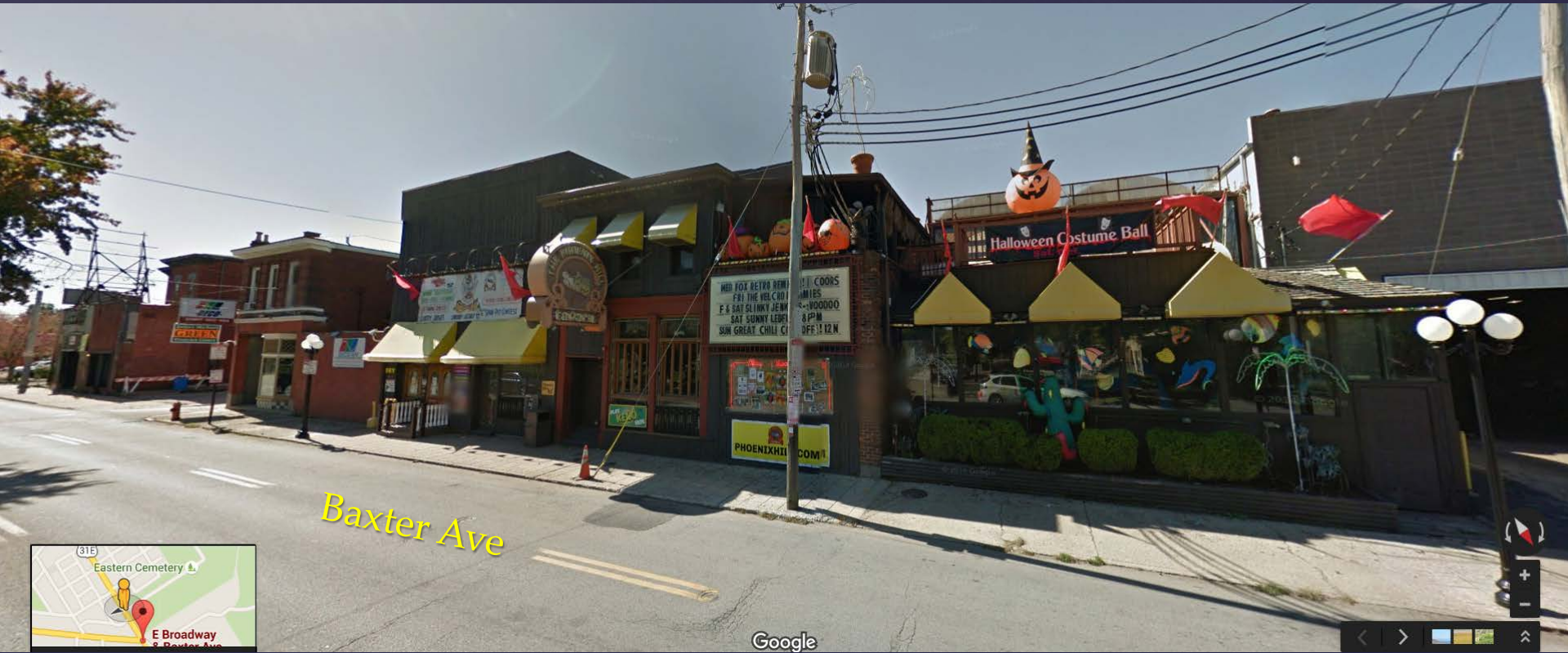




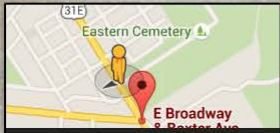
Baxter Ave

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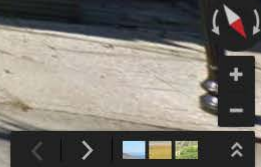




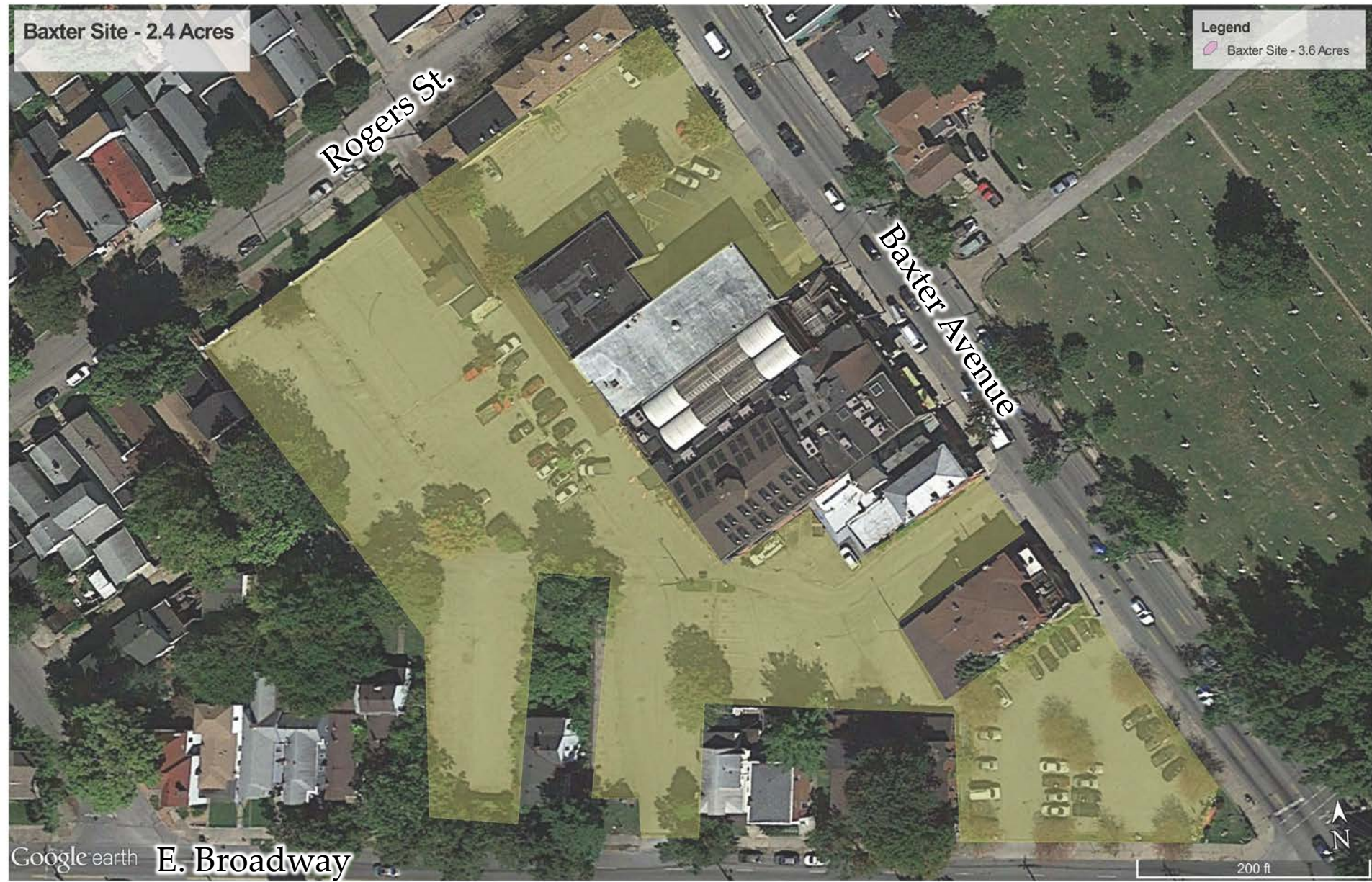
Baxter Ave



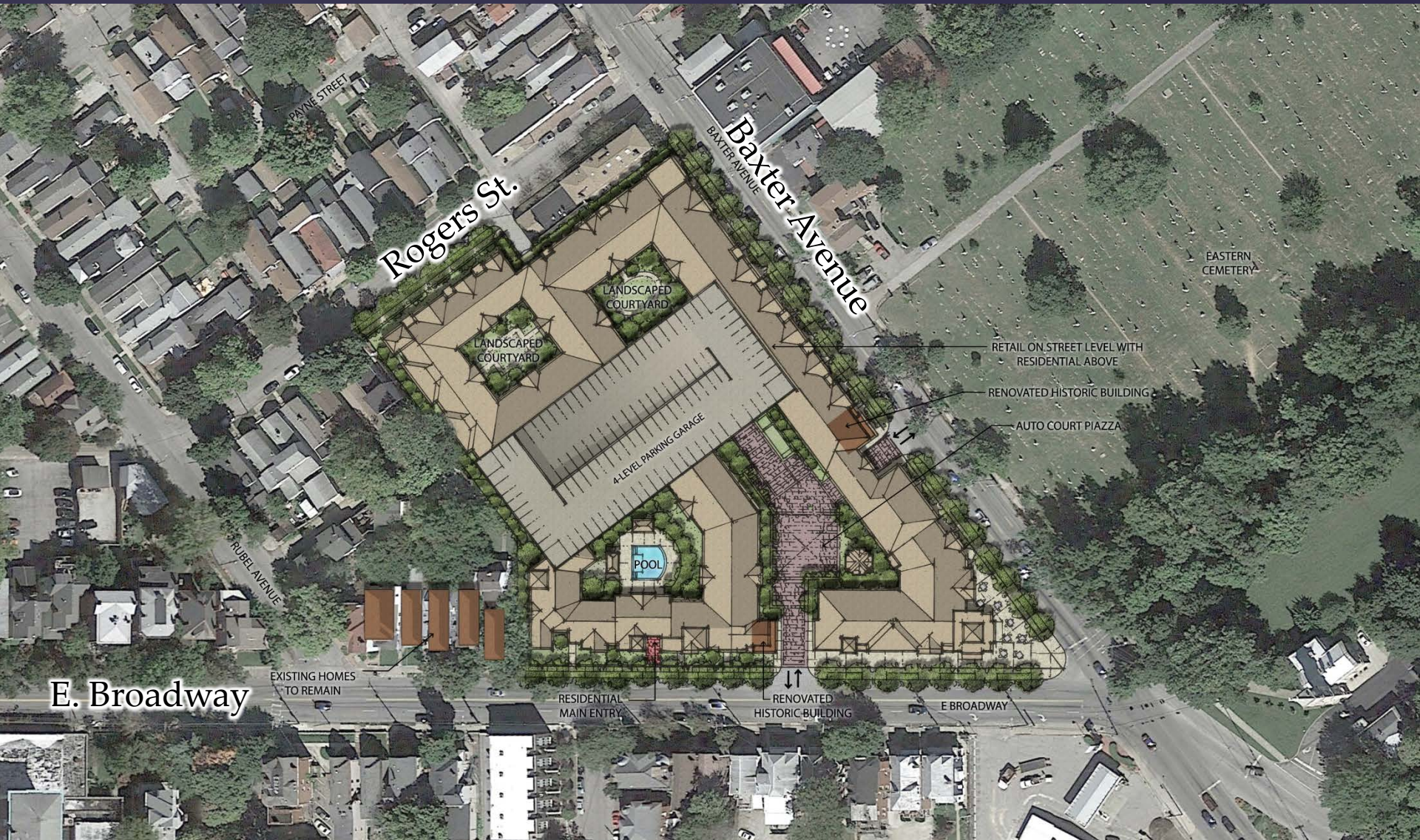
Google



Aerial photo of the site that shows how much of the site is covered with parking lot.
Total site is 3.6 acres and the paved area is 2.4 acres or 66% of the site.



Current Detailed District Development Plan



Baxter Avenue view from corner of Baxter and Broadway.



PAUL W. KELLEY

Broadway view from corner of Baxter and Broadway.



Broadway view toward Baxter.



Broadway concept elevation rendering. Entrance to parking structure at mid-block. Italianate home façade saved toward left of rendering at apartment entrance. Five single-family houses saved to far left of elevation.



E. BROADWAY ELEVATION

Baxter concept elevation rendering. Entrance to parking structure at mid-block. Historic retail façade saved toward center of rendering.



BAXTER AVENUE ELEVATION



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