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Downtown condos to break ground

Project the last on old Brinly-Hardy land

By **Sheldon S. Shafer**
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The Courier-Journal

After nearly two years of delays, groundbreaking is set for Tuesday morning to mark the start of construction on a condominium venture across from Louisville Slugger Field.

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Fleur de Lis will be "a cornerstone of downtown living," Potter said, noting that the partners have received no public subsidies for the project.

Units will sell for \$220,000 to \$540,000. Three units already are under contract and all units are expected to be sold by 2010, said Potter, whose partners are businessmen Phil



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An artist's rendering of the Fleur de Lis on Main condominium venture across from Slugger Field. (Rendering from Potter & Associates Architects)

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The Fleur de Lis project will complete development of nearly all of the former Brinly-Hardy Co. land that the city acquired in the mid-1990s for the ballpark. Other development on the former Brinly-Hardy property has included the Preston Pointe office-condo building, Park Place Lofts and a Marriott Residence Inn.



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Barry Alberts, executive director of the Downtown Development Corp., the city's lead agency on urban projects, said Fleur de Lis will make an already healthy downtown housing environment even stronger.

Two other major housing developments are targeted for the Fleur de Lis block bounded by Main, Preston, Floyd and Market.

The Mercantile, 84 condos that will sell for \$179,000 to \$399,000, is under construction near Floyd and Market. The Hub, an 84-condo project, is to go near Floyd and Main, with units for \$500,000 to \$1.2 million.

All 22 condos at Park Place Lofts, which opened last year on the southeast corner of Main and Preston, quickly were sold. Peter and Stephanie Stadlberger paid about \$250,000 for one unit, moving from the East End nearly a year ago.

The location is close to galleries, restaurants, Waterfront Park and arts venues. Slugger Field adds vibrancy to the area on game days, Stephanie Stadlberger said.

The Stadlbergers' condo faces the dirt lot where Fleur de Lis will be built. "It will be good to have it developed. It doesn't look too nice right now," she said.

Although preservationists complained about demolition of the string of old Brinly-Hardy buildings, which dated to the mid-1800s, the city approved their razing, and Potter maintains they were "rubble."

In the last two years, the partners have redesigned the project five times, Potter said, to try to stay within budget while the price of steel and other materials was fluctuating. Now, the design is set with a steel frame, concrete floors and a brick and veneer exterior.



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The partners are buying the land from the city for \$662,850 and have lined up conventional bank financing, Potter said.

Two restaurants are interested in some of the nearly 20,000 square feet of ground level commercial space, Potter said.

Reporter Sheldon S. Shafer can be reached at (502) 582-7089.

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