

Unnamed Alley south of W Breckinridge Street Between 2nd and 3rd Streets

Closure Justification Statement: 19-STRCLOSURE-00047

General Summary

Noble Funk Brewery is proposing to renovate the former Kroger store to providing a brewery and tasting room. Approximately half of the existing parking lot will be converted to outdoor activity area and patio space. The existing curb cut on 2nd Street will be removed with the improvements and access shifted approximately 75' to the north. Access from 2nd Street into the site rather than from the alley is needed in order for delivery trucks to be able to navigate safely through the site and to provide a safe ingress and egress into the parking lot. The new access point combined with the desire or Spalding University (who owns the rest of the properties adjacent to the proposed alley closure) to provide a safer and more attractive environment are the catalysts for the closure.

The project will be improving the existing area both aesthetically and functionally. Domino Partners and Spalding have both observed many "cut-throughs" and high speeds in the alley due to not having a clearly defined edge. The alley is bordered by wheel stops adjacent to several of the parking lots and in some instances, there is no physical barrier whatsoever allowing cut throughs between 2nd, 3rd, and Breckinridge Street. The existing roadway width is only 15' which does not support two way traffic. The intersection on the west end also has low visibility due to an existing building being very close to 2nd Street which obstructs the site triangle. All of these hindrances contribute to an unsafe vehicular thoroughfare.

Spalding University successfully closed a similar alley just 1 block to the west in 2013. It was converted to an attractive pedestrian promenade through campus. Spalding fully supports the requested closure.

Qk4 has initiated contact with all impacted utility companies and is working to establish a public utility easement. No utilities will be impacted.

Compliance with Comprehensive Plan

Redevelopment of the site within the Downtown Form District is consistent with the form by contributing to redevelopment of facilities consistently with the "unique and diverse design elements of Louisville's downtown." The development and alley closure is promoting a walkable core and an active pedestrian environment. The close proximity of Spalding University can further contribute to the number of people walking to the new development and will encourage pedestrian only activity in the campus area along the alley.

The plan complies with Community Form 1 by responding to downtown's distinctive qualities by greatly improving aesthetics of an old building that has been vacant for nearly 3 years. Community Form 2 encourages sustainable growth by adaptive reuse and providing a use that is not currently present in the general vicinity while being able to capitalize on a large population of Spalding University directly adjacent to the site and proposed alley closure. The proposal complies with Community Form 3 by developing open space in a former parking lot.

Mobility Goal 1 is being supported by converting an unsafe vehicular thoroughfare to pedestrian only.

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The project supports Economic Development goals 1 and 2. The redevelopment of the site in the SoBro Neighborhood near Spalding University could spur redevelopment in the vicinity. The new development creates a vibrant and unique business and outdoor space that attracts, retains, and develops highly skilled workforce.

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