

**Statement of Compliance with Applicable Goals, Guidelines
and Policies of the Plan 2040 Comprehensive Plan**

Date: March 16, 2020

Applicant/Owner: Young Adult Development In Action
DBA YouthBuild Louisville

Location: 538-534 East Breckinridge Street

Request: **Zone Change**
538 East Breckinridge Street Rear from UN to C1
534 East Breckinridge Street from UN to C1

Introduction

The subject property is in the Traditional Neighborhood Form District on the southwest corner of East Breckinridge Street and South Hancock Street in the Smoketown Neighborhood. YouthBuild Louisville's three contiguous properties – two vacant parcels at 534 and 536 E. Breckinridge, and a vacant former liquor store at 538 E. Breckinridge on the southwest corner of Breckinridge and Hancock streets – will house the "Smoketown HopeBox." The Smoketown HopeBox is a community-envisioned and neighborhood-driven mixed-use project that is being planned and implemented by multiple neighborhood partners. The project will include: a working laundromat, a business incubator for sole proprietorships, partnerships, and employee-owned cooperatives and a compassion medical clinic & community health navigator. Office space will be made available for the Smoketown Neighborhood Association and space for neighborhood meetings should the association desire it. The Neighborhood Association currently uses space within YouthBuild Louisville's South Preston Street campus.

The Smoketown Hopebox envisions renovating the historic corner structure and renovating and recladding the existing rear addition and adding a one-story, brick-faced, 2606 square foot addition on to the western wall of the vacant former liquor store. The parcel at 538 E. Breckinridge is uniquely divided into two zoning categories with the former corner store at the Breckinridge end of the "shotgun" shaped lot currently zoned as C-1, and the rear of the structure – along Hancock Street to an alley parallel to Breckinridge – currently zoned UN/Traditional Neighborhood. No zoning changes are needed for the front of 538 East Breckinridge Street or 536 East Breckinridge Street., which is currently zoned C-1.

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“Smoketown HopeBox.” The Smoketown HopeBox is a community-envisioned and neighborhood-driven mixed-use project that is being planned and implemented by multiple neighborhood partners. The project will include:

- Working laundromat
- A business incubator for sole proprietorships, partnerships, and employee-owned cooperatives
- Compassion Clinic & Community Health Navigator, and
- Office space for the Neighborhood Association and space for neighborhood meetings

Smoketown HopeBox is being designed as a 2-phase structure, with the laundromat as phase one, and the partial renovation of the existing corner structure with a new addition as phase two, featuring the incubator for employee-owned co-ops, the Compassion Clinic, and training space. The Smoketown HopeBox project grew out of the Smoketown Visioning project and has been presented at a number of neighborhood meetings over the last two years. YouthBuild Louisville is working with community partners Bates Community Development Corporation and IdeasXlab on the redevelopment of the HopeBox project.

The parcel at 538 E. Breckinridge is uniquely divided into two zoning categories with the former corner store at the Breckinridge end of the “shotgun” shaped lot currently zoned as C-1, and the rear of the structure – along Hancock Street to an alley parallel to Breckinridge – currently zoned UN/Traditional Neighborhood. No zoning changes are needed for the front of 538 East Breckinridge Street or 536 East Breckinridge Street.

In order to allow for the conversion of the rear of the property into a laundromat as part of the Smoketown HopeBox, Youthbuild is applying to change the property’s existing zoning from UN Traditional Neighborhood to C-1 Traditional Neighborhood. Meanwhile, YouthBuild proposes to rezone the contiguous vacant parcel at 534 E. Breckinridge from UN/Traditional Neighborhood to C-1 Traditional Neighborhood to allow for the addition to the existing structure at 538, a small playground for patrons of the laundromat, and a 4 space parking lot. Off-street parking was purposely limited, as the mission of the laundromat and the HopeBox are to serve Smoketown residents. In addition, there is an abundance of on-street parking. YouthBuild will subsequently combine the three parcels into one.

532 E. Breckinridge St. YouthBuild is proposing to convert the long-vacant shotgun house at 532 E. Breckinridge Street into a duplex to be known as “Smoketown Youth Residences.” The existing, historic but vacant house will be rehabilitated to accommodate two (2), two-bedroom, one-bath units. The residence will then house up to six (6) YouthBuild program participants who are housing insecure, along with an adult resident that will provide supervision for the young adult residents. YouthBuild will own and operate the residence and will provide property maintenance through YouthBuild's Construction Training program and the organization’s internal property maintenance crew. YouthBuild’s main campus is located close by in the 800 block of South Preston Street.

To allow for the rehabilitation of the former single-family structure at 532 E. Breckinridge into a two-family residence, YouthBuild is applying to change the property’s existing zoning from UN/Traditional Neighborhood to R-7/Traditional Neighborhood.

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structure originally built for neighborhood commercial purposes.

The subject property will recreate historic neighborhood corner commercial use along with providing a small, adjacent, off-street parking area as a concession to modern needs.

Goal 3 Enhance neighborhoods by protecting and integrating open space, watershed and other natural resources.

The existing site was previously disturbed and does not include any natural features. The new development includes a playground and courtyard to serve the building's occupants and users.

The courtyard facing East Breckinridge Street will be enclosed through a decorative fence and will include landscaping as appropriate.

Goal 4 Promote and preserve our historic and archaeological resources that contribute to our authenticity.

Representative of the historic corner commercial structure once typical to Louisville's first-tier neighborhoods, the preservation and reuse of the structure will reinforce the neighborhood's historic architectural character.

The existing cinder block building at the rear of the commercial building will be re-clad , with windows and doors added to create transparency along South Hancock Street.

Goal 5 Integrate art and cultivate creativity.

The project anticipates continuing the Smoketown mural project.

Mobility

Goal 1 Implement an accessible, system of alternative transportation modes.

The project site is centrally located within the neighborhood, on a primary collector, and is located one block from South Jackson Street/Preston Street transit corridors.

The neighborhood has a strong system of connected sidewalks and East Breckinridge Street is the location of the western leg of the Breckinridge Street/Kentucky Street protected bike lanes.

Goal 3 Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The subject property will be restored to uses both compatible and highly accessible to the surrounding residential district.

Economic Development

Goal 1 Provide an economic climate that improves growth, innovation, investment and opportunity for all.

The project will provide a business opportunity for a local entrepreneur (the owner/operator of the laudromat), and the business incubator will facilitate other business training and incubation opportunities.

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Livability

Goal 2 Ensure equitable health and safety outcomes for all.

The Compassion Clinic and the community health navigator services will increase access to health care and improve health outcomes for Smoketown residents.

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