



Planned Development District Pattern Book and Guidelines

Paristown Pointe Planned Development District

A Planned Development District - PD Zone District

768 Barrett Avenue, 810 Barrett Avenue 1235 E. Breckinridge Street, 850 Barrett Avenue

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Planning & Design

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1. Purpose and Intent of Planned Development District Pattern Book and Guidelines

The purpose and intent of the Pattern Book and Guidelines is to establish the Design and Development standards for the Paristown Pointe Planned Development District, per Chapter 2 Part 8 of the Land Development Code. The design guidelines herein implement the character, intent and framework that will be met with the site and building development. These guidelines will serve as the development and building parameters for the various uses that may be developed within the Planned Development District.

2. Vision

Imagine a place one can live and work. A place where public and private spaces exist in harmony through a combination of the best elements of urban design. Paristown Pointe Planned Development District is that place - an urban-style apartment and mixed-use community featuring all the dynamics of city living while also embracing a sense of neighborhood. The vision behind this community is:

“To create an authentic destination for community members to work and live that prioritizes **Sustainability, Economy, Livability, Connectivity, Creativity, Health** and **Authenticity** within Paristown Pointe’s historical context.”

Paristown Pointe Planned District Development will be developed on an approximately 9.5 acre site that has historically been used for a variety of public and institutional purposes, all intense land uses that contributed to the activation of the surrounding neighborhoods. These land uses have been abandoned within the past decade, leaving the site mostly vacant and void of activity. The site is a prime candidate for a model infill development that will re-activate the area and contribute to the neighborhood. The current zoning classifications have prescribed limitations, specific boundaries that do not allow seamless integration and are too rigid for a truly planned, integrated, synergized development. The Planned Development District (PD) zoning category provides the flexibility to plan for a constellation of experiences through creative land use and connectivity to the surrounding neighborhood.

The unique vision of Paristown Pointe Planned Development District demands the flexibility of Planned Development (PD) District zoning classification. The current zoning classification of OR2, R6 and C2 are no longer appropriate to serve the vision of this type of mixed-use development. A PD District provides the flexible zoning and design guidelines necessary to bring this vision to life. The Land Development Code states, “*The intent of the PD District is to promote diversity and integration of uses and structures in a planned development through flexible design standards that:*

Create new development that is livable, diverse, and sustainable; Promote efficient and economic uses of land;

Respect and reinforce existing communities, integrating new development with existing development to ensure compatibility;

- *Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;*
- *Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;*
- *Lower development and building costs by permitting smaller networks of utilities and streets and the use of shared facilities;*
- *Protect and enhance natural resources;*
- *Promote the development of land that is consistent with the applicable form district;*
- *Encourage a variety of compatible architectural styles, building forms, and building relationships within a planned development.; and*
- *Preserve the historic development patterns of existing neighborhoods.*

The vision for the Paristown Pointe Planned Development District adheres to the aforementioned intentions, therefore a change in zoning to a Planned Development District is appropriate for the site.

Paristown Pointe Planned Development District



Concept Plan for Potential Development

Paristown Pointe Planned Development District will be well integrated into the fabric of the neighborhood without compromise of the objectives of the Traditional Neighborhood Form District.

3a. Context - Neighborhood

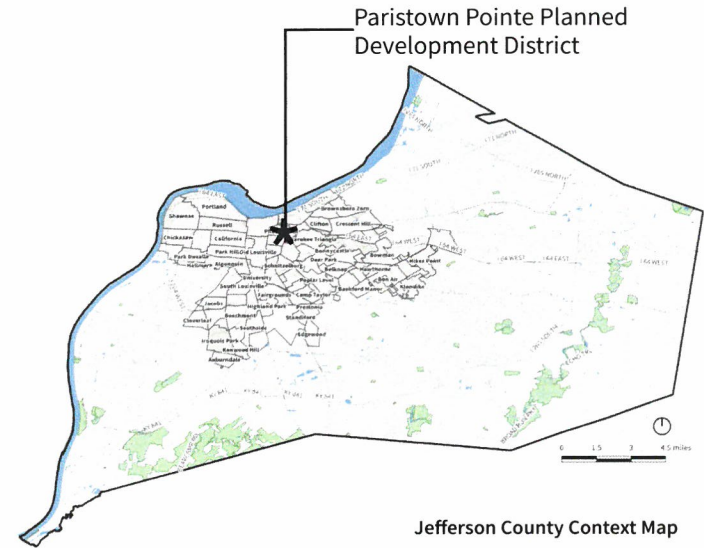
Paristown Pointe is located in North Central Jefferson County, Kentucky, situated along Beargrass Creek adjacent to Downtown Louisville and the Germantown neighborhood. The neighborhood was originally settled by immigrants in the mid to late 1800s and has since been the home to many Louisville residents and businesses, including Louisville Leather Company and Louisville Stoneware (now Stoneware & Co.).

More recently, the neighborhood has seen a transition to an arts and cultural district with the Paristown Pointe revitalization project which houses Stoneware & Co. and hosts a variety of events including concerts, festivals, and markets at the various event venues in the development.

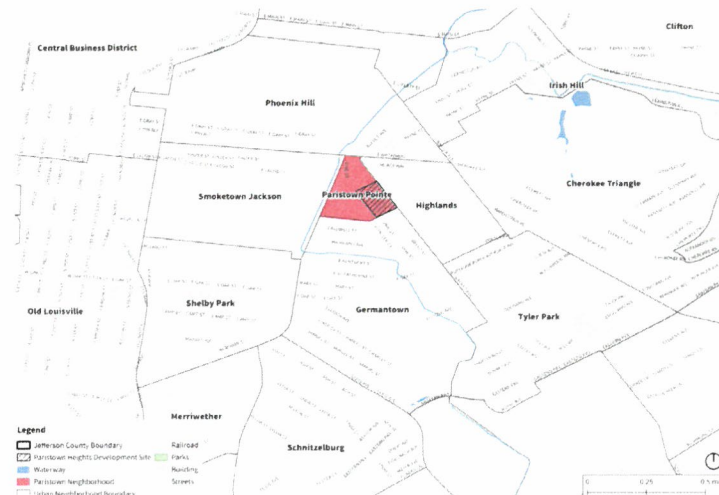
Working alongside the community, Paristown Pointe Planned Development District proposes to expand upon this new neighborhood identity and create a multi-use development that is conducive to having residents live, work and play in Paristown Pointe.

Historical Context

Paristown Pointe Planned Development District is located in an area with dynamic cultural influences bound-together forming a diverse community of interests. These cultures have sustained through the decades and these patterns of urban development remain consistent through the integration of the existing, historic building stock and new, re-purposed land uses. The development of Paristown Pointe Planned Development District as a PD Zoning District provides the flexibilities to continue with these trends with the “community” personality of the development, permeability of the site and contextual, yet adaptable character of the new development.



Jefferson County Context Map
Paristown Pointe Planned Development District is situated in Jefferson County between the Urban Core and many Traditional Neighborhoods, an area that has been influenced by the history and urban growth of Louisville.



Urban Neighborhood Context Map
Paristown Pointe Planned Development District is located in the core of historical and diverse neighborhoods that influence and inform the patterns of activity and development.

3b. Context - Mobility

The site currently offers a variety of transportation opportunities including public transit, bikes, pedestrian and vehicular - further validating a sense of community.



Transit Authority of River City (TARC):
TARC bus Route 21 serves one side of the property along Barrett Avenue with 1 stop on-site and 4 off-site adjacent stops.

Bike lanes:

The site is bordered by bike lanes on E Breckinridge St. with many other bike friendly routes adjacent to the site including Swan St, Edward St, and Lampton St.



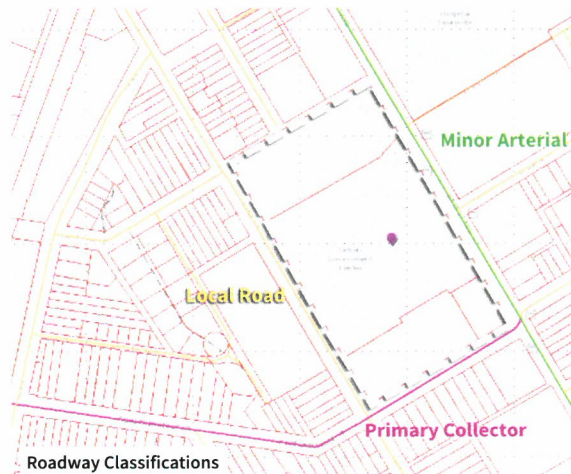
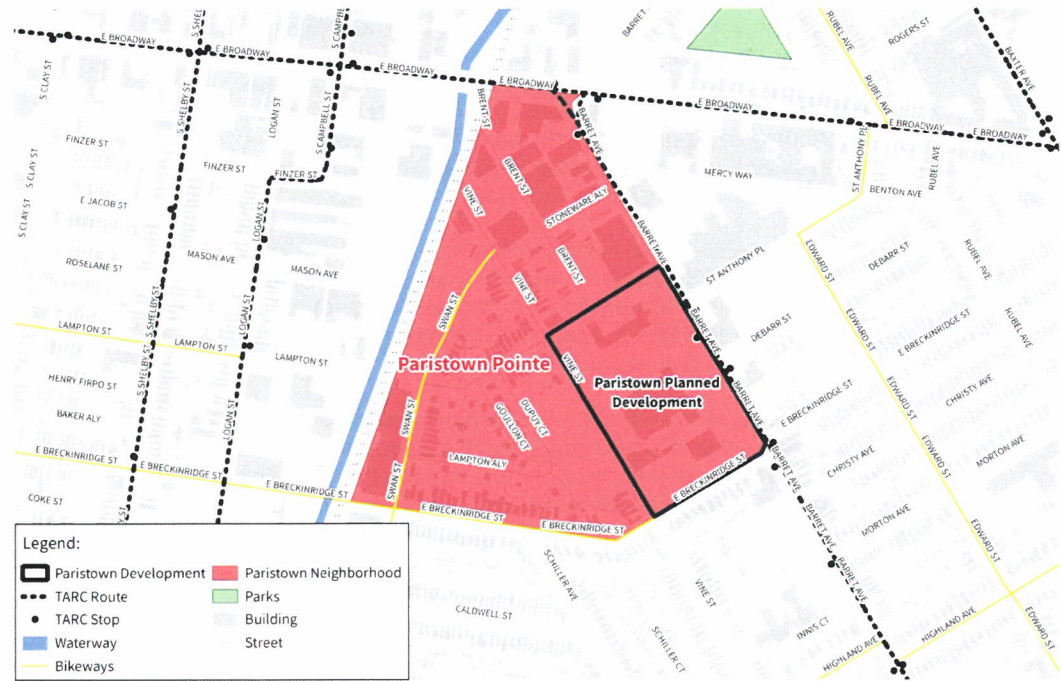
Pedestrian:

There is an existing pedestrian network serving the site on three sides along public rights of way. The northern portion of the site currently lacks access to Brent St. due to a significant grade change and retaining wall. The development plans to address this connectivity barrier.



Vehicular:

There is strong vehicular circulation around the site and free street parking for residents and visitors. Roadways of three different classifications border the site: Barrett Ave. is classified as a Minor Arterial, East Breckinridge St. is a Primary Collector and Vine St. is a Local Road. Barret Ave. intersects nearby with E. Broadway, a major arterial road with direct connection to the downtown area.



* Neighborhood: low-volume streets that have been optimized for bicycle travel through pavement markings, signage, traffic calming, and intersection crossing treatments (Bike Louisville).

3c. Context - Mobility

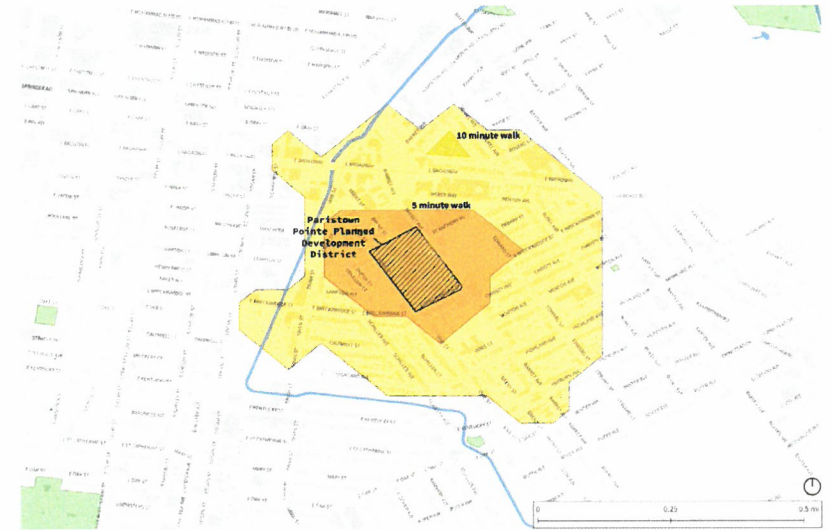
The development will build upon and complement the existing mobility infrastructure surrounding the site through an expanded pedestrian path network through the site and bicycle amenities will include a public bike share station and bike storage, a bike lounge equipped with tools and supplies for bicycle maintenance.

Through the proposed improvements to the circulation network, community members will have updated, improved access to site amenities in the surrounding context thus aligning with the vision statements goals of **Sustainability, Economy, Livability, Connectivity, Creativity, Health** and **Authenticity**.

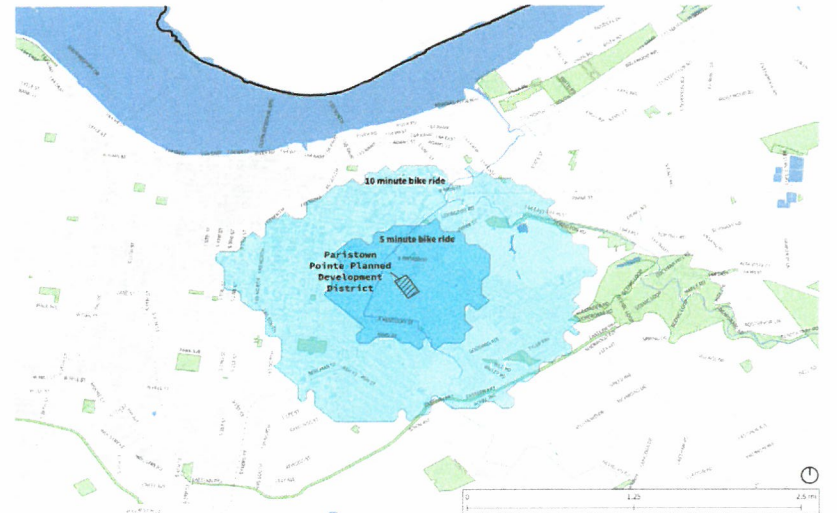
The development will further capitalize on the existing mobility infrastructure in the community by:

- Providing access to enhanced TARC stops to encourage use of transit
- Providing ride share stations at strategic locations to optimize vehicular access to the site without added parking spaces.

Accessibility shall be paramount and all pedestrian routes within the development shall be designed accordingly. Other pedestrian routes shall provide universal accessibility within the District. The transition between Paristown Pointe Planned Development District and Brent Street will employ creative means to provide accessible routes through steep gradients as suggested with precedents included in the Civic Space section of this Pattern Book.



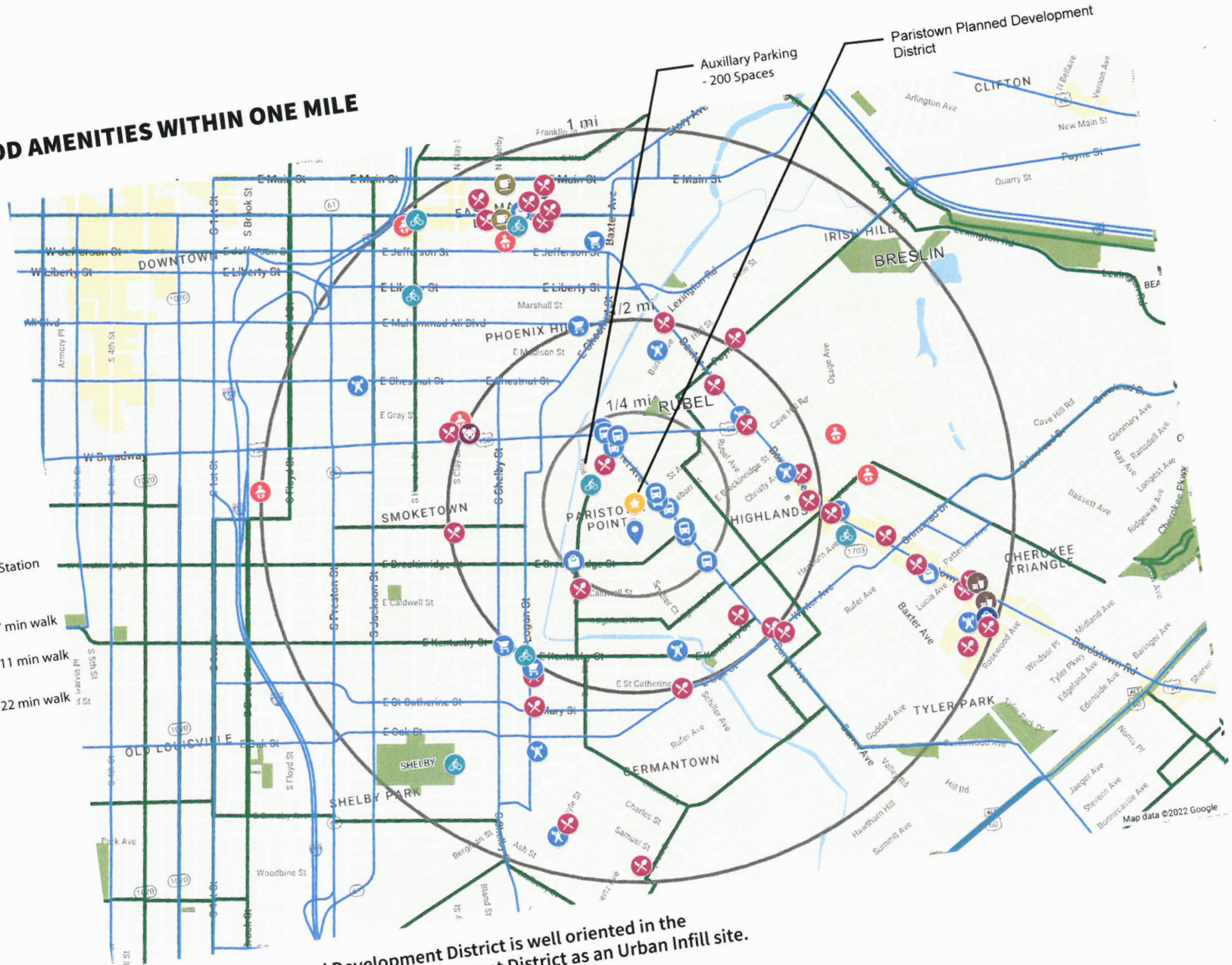
Pedestrian Travel Times



Cyclist Travel Times

NEIGHBORHOOD AMENITIES WITHIN ONE MILE

- Paristown Planned Development District
- TARC Bus Stop
- Child Care
- Doggy Daycare
- Restaurant
- Cafe / Coffee
- Fast Food
- Gym / Fitness Studio
- Retail Shopping
- Market / Grocery
- LouVelo Bike Share Station
- Bike Lane
- 1/4 mi radius = 4-7 min walk
- 1/2 mi radius = 8-11 min walk
- 1 mi radius = 15-22 min walk
- TARC Route



Paristown Pointe Planned Development District is well oriented in the community to become a Planned Development District as an Urban Infill site.

4a. Project Overview

The following section of the Pattern and Guideline Book sets forth the purpose and intent of the Paristown Pointe Planned Development District (“PD”) and the basis for the zoning request, including how the Paristown Pointe PD proposal complies with the Comprehensive Plan and the Land Development Code (“LDC”). As depicted in various graphics within this Guideline Book, the properties that comprise the proposed Paristown Pointe Planned Development District include: 768 Barret Avenue (2.46 acres), 810 Barret Avenue (5.287 acres), 850 Barret Avenue (1.51 acres), and 1235 E. Breckinridge St (0.142 acre) (taken together, the 9.399 acres are the “Property”). The property is currently zoned R-6, Multi-Family Residential, OR-2, Office Residential and C-2, Commercial and is within the Traditional Neighborhood Form District (“Existing Zoning”). Historically, the Property has been used as office and institutional uses, including a hospital use, offices for various Louisville Metro governmental agencies, Louisville Metro Health Department and the Air Pollution and Control District, as well as a division station of Louisville Metro Police. For the past decade, however, the Property has been mostly vacant, without operating land uses, and the aged buildings riddled with various issues that compromise their future use and functionality and pose health risks to the general public.

As more specifically set forth in this section, Paristown Pointe PD is in agreement with Plan 2040, Louisville Metro’s Comprehensive Plan (“Plan 2040”), including its six Plan Elements and their associated Goals, Objectives and Policies applicable to the proposal.



4a. Project Overview - Purpose and Intent of PD District

Purpose

The Paristown Point Development District will revitalize what is currently a vacant site into a thriving urban hub, improving the quality of life of its residents. The surrounding neighborhood complements the existing Paristown Pointe Planned Development District Development.

Intent

Paristown Pointe Planned Development District strives to create a multi-use development to serve the needs of residents and community members and promote a sense of collective well-being guided by the principles of **Sustainability, Economy, Livability, Connectivity, Creativity, Health** and **Authenticity**. The development integrates itself into the historical context of the neighborhood through modernized nods to historical architecture.



Live.

Work.



Play.



4b. Project Overview - Conformance with the Comprehensive Plan

Paristown Pointe Planned Development District is in agreement with Plan 2040's Community Form Plan Element, its Goals, Objectives and applicable Policies.

Community Form

Goal 1: Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The Traditional Neighborhood Form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. The proposed Paristown Pointe PD envisions redevelopment of the Property into a mixed-use center where multi-family residential, office, hotel and neighborhood serving uses will revitalize the long underutilized Property into a viable, sustainable activity center, with open spaces to support the uses being proposed for the Paristown Pointe PD as well as provide public spaces for the existing neighborhood residents to enjoy.

Considering the previous land uses that operated on the Property, the Paristown Pointe PD does not represent a non-residential expansion into existing residential areas. Rather, the mixed-use nature of the site looks to establish multi-family residential on the Property where no residential uses previously existed. The Paristown Pointe PD proposes high-density residential at a density similar to what can be established on the Property today (57.73), given the allowable weighted densities within the OR-2 and C-2 zoning districts currently assigned to the Property.

The mass, scale and height of buildings permitted within the Paristown Pointe PD is compatible with what exists on the site today and conforms more closely to the Traditional Neighborhood Form, notably with respect to the applicable setbacks requiring building facades be placed along the public right-of-way rather than set back from the right-of-way, as is the case today. The allowance for high density residential on the Property is consistent with Community Form Goal 1 because the Property has frontages along Barret Avenue, a minor arterial roadway and transit corridor with access to TARC, and E. Breckinridge Street, a primary collector level roadway outfitted with bike lanes. Pedestrian connections border the property along Barret Avenue, E. Breckinridge Street and Vine Street. The proposed development will furnish inner pedestrian connections providing linkages between the site and the existing grid of sidewalks external to the Property and to where pedestrians can access transit on Barret Avenue.

Parking areas will be incorporated into the site design to minimize their appearances to adjacent residential properties. Signage on site will be within acceptable limits of the Traditional Neighborhood Form and will fall within the proportion and pattern of the site and immediate area. The PD Development Plan will permit no industrial uses nor uses generating offensive or noxious effects be allowable within the Paristown Pointe PD.

Goal 2: Encourage sustainable growth and density around mixed-use centers and corridors.

The rezoning of the Property to PD is consistent with Goal 2 of Plan 2040's Community Form Plan Element because the Property is appropriately located along a minor arterial roadway and transit corridor in Barret Avenue; the PD is also located along a primary collector roadway outfitted with bike lane infrastructure on E. Breckinridge Avenue, both roadways will support the location of a mixed-use activity center with high residential density on the Property. The proposed multi-family, neighborhood-serving commercial, hotel and office uses are compatible with surrounding land uses; the Property has a history of being utilized as a job center without a residential component, and the addition of a residential component to the Property increases its compatibility with the surrounding neighborhoods. The commercial component being proposed within the Paristown Pointe PD is intended to support area residents' day-to-day needs and shall not include overly intense commercial uses that would negatively affect adjacent residences. The proposed site design will yield an efficient use of the Property, where commercial uses will be located on the Property in areas where they can support residents living on and off the Property. The mix of land uses can share in infrastructure systems, furthering efficiencies and reducing costs. In short, the proposed PD District will facilitate revitalization of a defunct activity/job center into a new vibrant mixed use center, constructed in a compact fashion that is multipurpose and designed with public spaces including green spaces and plazas with artistic amenities.

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

The Paristown Pointe PD integrates into its site design open space that is compatible with the pattern of development in the surrounding Traditional Neighborhood Form and usable by residents who will live on-site as well as the residents in nearby neighborhoods. Property management will provide for the continuing maintenance of common open space installed on the Property. Because the Property is primarily level in topography, devoid of environmental sensitivities including unstable soils, water features, severe or steep slopes, or areas prone to erosion, development of the Property will avoid substantial changes to the topography and minimize environmental degradation resulting from disturbance of natural systems. Only a very minor area of the Property along the Barret Avenue corridor is considered to be within the Jefferson Combined Sewer Flood Prone Area, and the proposed development of the site will ensure this minor area of the Property will be addressed alongside review with MSD.

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

The existing buildings on the Property are unhealthy with asbestos, mold, and pooling water in some places, thereby making it infeasible to preserve them for revitalization and reuse. Building materials in the existing buildings will be considered for integration into the proposed site design of the Property, depending on their respective salvageable conditions. Distinctive landscapes or other natural elements that would aid in preserving historic and archaeological resources that would contribute to the Metro's authenticity do not exist on the Property.



Salvaged Architectural "Relic" that may be used as a Landscape Marker

4b. Project Overview - Conformance with the Comprehensive Plan

Paristown Pointe Planned Development District is in agreement with Plan 2040's Mobility and Community Facilities Plan Elements, their Goals, Objectives and applicable Policies.

Mobility

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

The rezoning of the Property to PD is in agreement with Plan 2040's Mobility Plan Element, including its Goal 1 and applicable policies thereunder because the Proposal is for a mixed-use center supported by alternative modes of transportation, including vehicular, bicycle, pedestrian and transit which will move pedestrians, bicyclists and transit users on and off the Property, as well as between the uses established on the Property. Pedestrian connections between commercial, residential, and office uses and transit stops and along all the streets the Property fronts creates a unified development site with strong accessibility to all of its established uses. Bike parking facilities and bike lane infrastructure along E. Breckinridge Street will support bicyclists coming and going from the mixed-use activity center on the Property and encourage additional folks to utilize bicycling rather than solely relying upon a vehicle as a means of transportation.

The Paristown Pointe PD appropriately allows high-density residential and office uses because the Property is within reasonable walking distances to the Traditional Marketplace Corridors of E. Broadway and Baxter Avenue; Barret Avenue itself is a transit corridor.

Goal 2: Plan, build and maintain a safe, accessible and efficient transportation system.

The extension of public rights-of-way and pedestrian connections into and throughout the site will connect land uses proposed for the Property with each other as well as create linkages with off-site uses and transportation infrastructure, such as transit and nearby bike lanes, thereby accommodating mobility needs of all transportation network users. Access to the uses within the Paristown Pointe PD is by way of a minor arterial, a primary collector, and a local level roadway, thereby avoiding access to the site through areas of significantly lower intensity or

density. Site design will ensure adequate sight distances consistent with probable traffic speed, terrain, alignments in road design.

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

The flexibility of the PD zoning district encourages the location of complementary mixed uses on the Property. The land uses allowed within the Paristown Pointe PD will be neighborhood serving and attractive to residents living on the Property and in nearby neighborhoods, where said residents can confidentially access goods and services by walking or bicycling. Additionally, the close proximity on the Property of office spaces and residential dwelling units will improve mobility and reduce vehicle miles traveled in the area. Access to transit is available on Barret Avenue and pedestrian connections will be constructed throughout the Property and will link with existing sidewalks bordering the Property, thereby creating a walkable, mixed-use center that contributes to public transit and pedestrian use while also reducing the need for multiple vehicular trips.

Per a preliminary Trip Generation Analysis conducted by a licensed traffic engineer for the proposed redevelopment of the Property, the proposed mix of multi-family residential, office and hotel uses are forecasted to generate less traffic during the AM and PM peak hours than the existing governmental office building when it was being utilized on the Property. Additional traffic analysis of the Proposal is likely and will be evaluated with Louisville Metro Public Works when available. The applicant will work with Louisville Metro Public Works, based upon existing traffic data and further traffic analysis, to ensure that necessary roadway improvements attributable to any increase in traffic generated by uses within the Paristown Pointe PD are implemented to mitigate the impacts of the increase in traffic from redevelopment of the Property.

Community Facilities

Goal 1: Ensure community facilities are accessible.

The Property has frontage along Barret Avenue, a minor arterial roadway and transit corridor as well as along E. Breckinridge Street, which provides bike lanes; internal pedestrian connections will provide linkages to the sidewalks fronting both Barret Avenue and E. Breckinridge Street. Bike parking – short and long term – will be available to cyclists on the Property. Therefore, should any community facilities locate within the Paristown Pointe PD, they will be accessible to the community at large via multi-modal transportation options.

Goal 2: Plan for communities to improve quality of life and meet anticipated growth.

The Property is an infill property that was long utilized as government offices in support of various agencies and departments. As a result, certain utilities are already available to the Property and any new utilities, or the replacement and upgrade of existing utilities, will occur to serve the proposed development. A sufficient water supply is available to the Property, while sewage and drainage capacity will be evaluated with development plan review for the site. PD zoning of the Property will create synergies between the land uses located thereon in terms of locating and sharing utility systems, serving the property.



4b. Project Overview - Conformance with the Comprehensive Plan

Paristown Pointe Planned Development District is in agreement with Plan 2040's Economic Development and Livability Plan Elements, their Goals, Objectives and applicable Policies.

Economic Development

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

Goal 2: Cultivate a vibrant, unique city that attracts, retains, and develops a highly skilled workforce.

The Proposal will locate new residences, offices, hotel uses and neighborhood-serving commercial on property where none exist today, thereby improving growth, investment, and opportunities for innovation within a reactivated activity center on an infill location. No industrial uses are permitted within the Paristown Pointe PD. The large investment targeted for the Property will bring jobs to develop the site, which will lead to more permanent jobs in support of the land uses that ultimately locate on the Property. The adaptive reuse of the Property will support nearby neighborhoods, strengthening sustainability of both the Property and the neighborhoods. The Property is located along Barret Avenue, a minor arterial roadway which intersects to the northwest of the Property with E. Broadway, a major arterial roadway. Allowing both office and multi-family residential uses within the PD fosters direct, safe, accessible and convenient multi-modal access between employment and residential uses on the same site. Public open spaces will be well-landscaped and street trees will be planted throughout the Property, which will help activate the site, improve aesthetics, and assist tackling the ever urgent urban heat island effect. Consequently, the rezoning of the Property to PD complies with Plan 2040's Economic Development Plan Element and its applicable Goals, Objectives and Policies.



Livability

Goal 1: Protect and enhance the natural environment and integrate it with the built environment as development occurs.

Goal 4: Integrate sustainability and resilience in community planning processes.

The Paristown Pointe Planned Development District is in agreement with Goals 1 & 4 of Plan 2040's Livability Plan Element, its applicable Objectives and Policies because the guidelines established for the PD promote, accessible connections around the Property for pedestrians and cyclists to use. Residents, employees, and visitors of the Property can access transit on Barret Avenue, which promotes improved air quality and connectivity throughout the community. No waterways exist on the Property to conserve or protect. Restoration of tree canopy and integration of native species into the site and along streetscapes is a priority. Erosion control measure will be implemented on the Property during construction stages. Floodplain does not burden the Property and, therefore, redevelopment of the site will disturb no floodplain areas. The applicant will work with MSD to ensure drainage systems, including through drainage systems, are of appropriate design to accommodate runoff from development of the Property. Where feasible, green infrastructure practices will be deployed on the Property to minimize runoff in addition to decreasing the burden on the existing combined sewer system.

Per Plan 2040, high-density residential is appropriately placed in a location where existing multi-modal transportation options exist, including available TARC access stops along Barret Avenue, a minor arterial level roadway and transit corridor, and bike lanes are along E. Breckinridge Street, a primary collector roadway. Positioning of high-density residential, office space and neighborhood-serving commercial uses on the Property will reduce vehicular miles traveled because residents and workers can avail themselves of multi-modal transportation options, especially those who reside on or near the Property and can walk/ride to work, or to gain goods and services from the neighborhood-serving commercial uses operating on the site. As a result, sources of pollution related to transportation are lessened, thereby positively contributing to air quality in the immediate area.



4b. Project Overview - Conformance with the Comprehensive Plan

Paristown Pointe Planned Development District is in agreement with Plan 2040's Housing Plan Element, its' Goals, Objectives and applicable Policies.

Housing

Goal 1: Expand and ensure a diverse range of housing choices.

Goal 2: Facilitate the development of connected, mixed-use neighborhoods.

Goal 3: Ensure long-term affordability and livable options in all neighborhoods.

The proposed Paristown Pointe Planned Development District is in accord with Plan 2040's Housing Plan Element, its three Goals, and their applicable Objectives and Policies because the Paristown Pointe Planned Development District will redevelop the currently underused Urban Governmental Center property into a mixed-use development within an active center, where housing will be a core component of the District. The PD District will be supported by nearby available goods and services, multi-modal transportation - including access to transit along Barret Avenue, connections to other uses within the District, as well as to the neighborhoods surrounding it. The E. Broadway/Baxter Avenue marketplace corridors are within walking distance from the Property. Considering the supporting infrastructure, nearby goods and amenities, accessible dwelling units, and the fact Kindred Hospital is located across Barret Avenue from the Property, Paristown Pointe Planned Development District supports aging in place for its residents. Paristown Pointe Planned Development District encourages inter-generational housing on property where no housing exists today because it is proposed as a mixed-use center with office and neighborhood-serving uses and the PD District is well-linked to the established traditional neighborhoods surrounding the Property via existing and proposed pedestrian connections and available transit.



5. Development Summary of Paristown Pointe

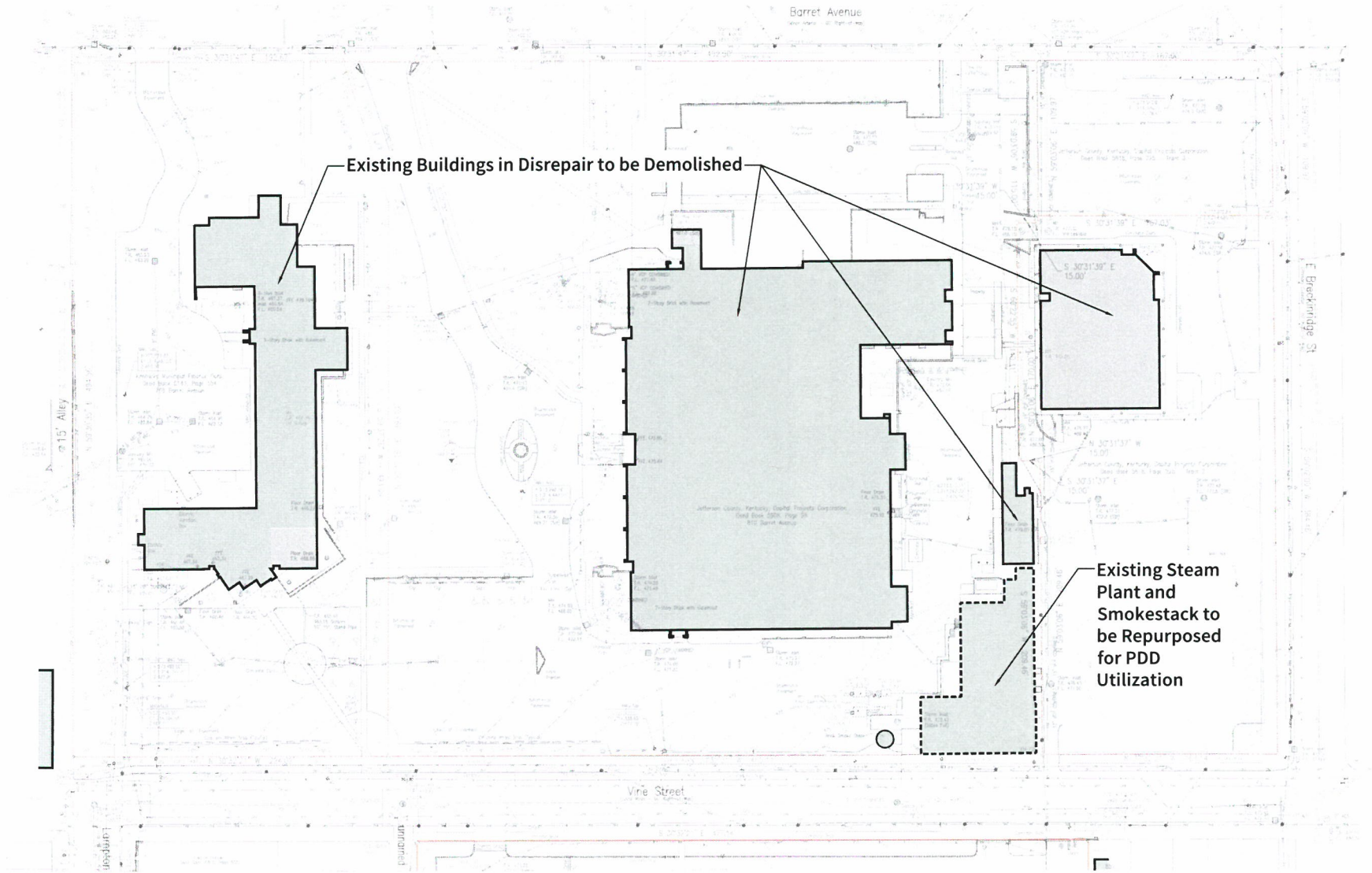
Paristown Pointe Planned Development District is proposed as a Planned Development (PD) District that will be strategically developed with land use patterns that are compatible with the surrounding neighborhood and transportation corridors. The detailed Site Survey illustrates all existing features of the site and the accompanying illustrations indicate the extent of demolition of the vacant buildings previously occupied by the Urban County Government and the Louisville Metro Housing Authority. The Steam Plant building and the iconic Smoke Stack along Vine Street will be preserved and will serve as a nod to the history of the site, which maintains a unique identity for the Development and reinforces its authentic sense of place.

The proposed land uses for the Paristown Pointe Planned Development District and their adjacencies, internal circulation and relationships to external land uses are revealed in the Pattern Book. The Land Use Plan is intended to show development uses for both the short and long-term of the project. The intent of the Plan is to obtain the approval of the land uses and extent of all related improvements associated with the Paristown Pointe Planned Development District. The proposed land uses will make an attractive, compatible site and allow for flexibility in land use to enhance the viability of the Property alongside advances or changes in technology, climate and preferences. These ideas, concepts and land uses represent how the property will be developed with all major decisions occurring prior to any initial development so that all issues are addressed at the onset of the development through approval of District Development Plans by Planning and Design Services for individual or multiple tracts.

Likewise, the land uses and associated patterns for the proposed development are outlined in the Land Use Summary and Land Use Plan. These patterns represent the parameters that will be allowed for both short and long-term development. These are intended to establish the Standards that will be the guiding framework for all development.



5a. Existing Conditions - Building Disposition



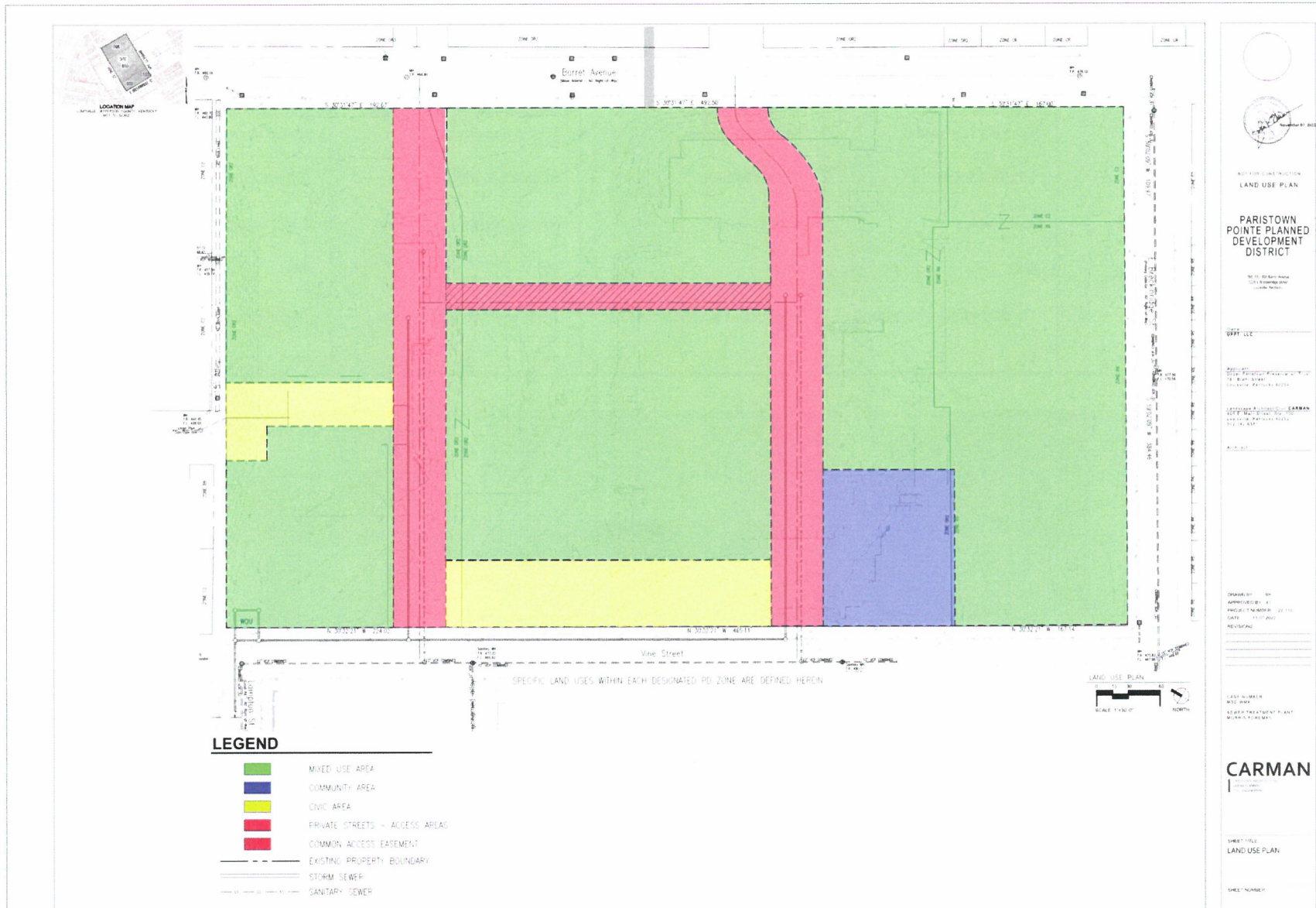
5b. Land Use Standards Summary

Paristown Pointe Planned Development District

Project Address	768 Barrett Avenue	810 Barrett Avenue	1235 E. Breckinridge St	850 Barrett Avenue
Property Owner	Louisville Metro Housing Authority	Jefferson County Kentucky Capital	Louisville Jefferson County Metro Government	Louisville Jefferson County Metro Government
Parcel ID #	021J00900000	021J01300000	021J011400000	021J01130000
Parcel Acreage	2.46 acres	5.287 acres	0.4163 acres	1.51 acres
Existing Zoning	OR2	OR2	C2	R6
Form District	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood
Proposed Zoning	PD	PD	PD	PD



5c. Land Use Plan of Paristown Pointe Planned Development District



5d. Development Summary of Paristown Pointe Planned Development District

LAND USE RESTRICTIONS

The following Land Use Restrictions shall be the allowable and restrictive guidelines for all development within the Paristown Pointe Planned development District.

Mixed Use Area

All Land Uses as defined with the following maximum limitations

- Multi-family – Apartments and Condominiums 550 units
- Professional Offices 180,000 gross square feet
- Retail 20,000 square feet
- Hotel 100 rooms

Community Area

- Retail 10,000 square feet
- Community Use (indoor) 6,500 square feet

Parking

- Multi-family residential – apartments and condo 2 parking spaces per unit maximum (surface and parking deck/structure)
- Hotel 1 parking space per room
- Professional Office 1 parking space per 750 per gross square feet minimum
- Retail and Commercial 1 parking space per 1000 per gross square feet minimum

Notes:

- Parking credits per Land Development Code in effect at time of review of District Development Plan may be allowed to reduce minimums
- On-site parking is not required for Indoor or Outdoor Community or Civic Use

Maximum Building Height for All Uses 70'

Minimum Open and/or Civic Space – Outdoor 20% of gross project area

Building Setbacks – along Barret Avenue, Vine Street
Breckinridge Street 5' minimum, 15' maximum (not applicable too Civic Space)

Building Setbacks – along Private Streets and Access Easements 0'

5e. Land Uses Paristown Pointe Planned Development District

PERMITTED LAND USE CATEGORIES

The following uses shall be permitted in the Paristown Pointe Planned Development District. The category titles correspond to the PDD Land Use Map for Mixed Use and Community Areas. The following uses, unless further defined herein, correspond to definitions in the Land Development Code in effect at the time of approval of the use.

Uses for each Land Use Area include:

Mixed Use Area

Residential Uses:

- Multi-Family Residential - Apartment and Condominiums
- Extended Stay Lodging
- Home Occupations
- Live/Work Units

Civic and Open Space

- Parks, dog park, community green space, and community centers

Office Uses:

- General
- Professional
- Medical Office Building

Commercial/Retail:

- Antique shops
- Art galleries
- Automobile parking areas, public and private
- Bakeries, retail
- Banks, credit unions, savings and loans
- Barber shops
- Beauty shops

- Bicycle sales and service
- Bookstores
- Child Care Centers
- Clothing, dry goods and notions stores
- Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale
- Convenience groceries
- Florist shops
- Grocery stores, including fruit, meat, fish, and vegetable
- Health Club/Fitness Center
- Health spas
- Jewelry stores
- Laundering and dry cleaning pick-up shops and self-service laundries
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Makerspace defined as a place in which people with shared interests, especially in computing or technology, can gather to work on projects while sharing ideas, equipment, and knowledge.
- Photographic shops
- Photography studios
- Physical Fitness Instruction
- Picture Framing
- Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license) Drive-through services for restaurants are not allowed
- Shoe repair shops
- Shoe stores
- Stationery stores
- Tailor
- Tanning salons
- Toy and hobby stores
- Variety stores
- Wearing apparel shops

Hotel:

- Hotel, including ancillary restaurants, bar, tavern, lounges, shopping space, conference rooms, event space, meeting space

Community Area

Commercial/Retail

- Art galleries
- Bakeries
- Bookstores
- Child Care Centers
- Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale
- Health Club/Fitness Center
- Health spas
- Physical Fitness Instruction
- Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license) Drive-through services for restaurants are not allowed

Common Use Areas

- Community Meeting Rooms for Paristown Pointe Planned Development District and surrounding neighborhoods including Paristown Pointe, Germantown, Smoketown, Tyler Park, Jackson, Pheonix Hill, and Highlands.
- Performance Venue seating less than 100 persons
- Community Exercise Rooms

LIMITED LAND USES – COMMUNITY AREA AND MIXED USE AREA

- Cell antennas shall be limited in location to the top of the towers
- Package liquor sales shall be limited to hotel and retail stores, but only when package liquor is not the primary item for sale in said stores.

CONDITIONAL USES

- Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building

PROHIBITED LAND USES

- Automobile repair garages
- Stand-alone package liquor stores.
- Industrial Uses as defined in the Land Development Code in Chapter 2 Part 5 per the Land Development Code in effect at time of review of District Development Plan
- Land uses not mentioned above are prohibited.
- Drive-thru restaurants and/or services
- Fuel-Auto service facilities/Stations
- Car Washes

6. Design Guidelines for Paristown Pointe Planned Development District

Introduction and Intent

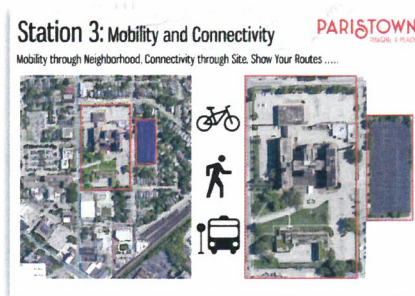
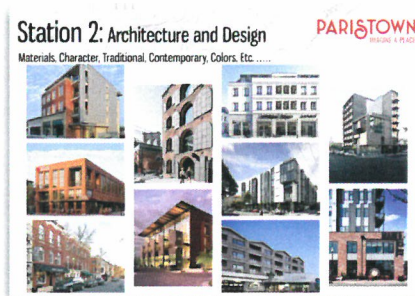
Paristown Pointe Planned Development District has developed ideas, concepts and a framework for various development standards that can be used as design guidelines for a uniform and contextual character and personality for the site and neighborhood. These guidelines and components thereof, will not compromise the surrounding land uses and are intended to enhance and continue to activate the area. The Guidelines will address the following:

Site Development Guidelines

- Open and Civic Spaces
- Streetscapes, Corridors and Mobility
- Landscape Patterns, Characteristics and Sustainability
- Site Amenities and Materiality
- Use of Historic “Relics” in the Landscape
- Site Lighting
- Site Wayfinding and Signage

Architectural Design Guidelines

- Contextuality
- Styles, Character and Materials



Community Input

The Paristown Pointe PD District Development Team has worked closely with the Paristown Pointe Neighborhood and surrounding neighborhoods, including the Highlands, Germantown, Phoenix Hills, Smoketown Jackson, and Tyler Park, at-large and a designated Advisory Committee representing the diverse neighborhood. Input from numerous meetings and charrettes have informed a number of ideas and guidelines that will be implemented through the course of site development. The Development Team, the Metro Louisville appointed Advisory Committee and representatives from Metro Planning and Design Services assisted in facilitating the neighborhood charrettes. Specific topics of discussion through the neighborhood engagement process have included:

- Architecture and Design
- Mobility and Connectivity
- Landscape Character and Treatments
- Site Land Use

Paristown Pointe Planned Development District Development Board or Association shall employ a Landscape Architect and Architect to review design submittals related to the Guidelines in the Pattern Book to ensure conformance with the charter, design intent and specific requirements. A design review report shall be submitted in conjunction with the approval process of District Development Plans for any portions of the site development.



Concept Massing Study Model

View of Paristown Pointe Planned
Development District towards
Downtown Louisville.



6a. Pattern Book Design Guidelines - Open and Civic Space

Critical to the success of the Paristown Pointe Planned Development District will be the availability of usable Open and Civic Space. The Land Use Plan illustrates and commits usable open space for the entirety of the development. The open outdoor civic space shall not be less the 20% of the gross project acreage. The Open and Civic Space will consist of areas for use by apartment dwellers, more private to these users but a significant amenity, and areas distributed through the Planned Development for public use. The public civic spaces may consist of an urban plaza lawn area that can be used as a social space, gatherings, children's playspace, venues and as a respite area. This area faces Vine Street, yet is accessible to the entirety of the development and neighborhood and relates to the significant open space/The Green of the adjacent Cottages housing facing Vine Street. Related to the Paristown Pointe Plaza will be a public space that is closely related to the community/retail facility within the historic steam plant. This space will benefit residents of Paristown Pointe and serve as a public civic space. Significant to the neighborhood scheme will be the public space that connects the upper and lower areas of Paristown Pointe with a terraced plaza – connection to Brent Street will be to the community's and Paristown Pointe's benefit. The civic spaces within the development create opportunities for public art display/installation to further activate the spaces and inspire public art.

The precedent images reflect the aspiring character for the civic and open spaces that will be developed in conjunction with Paristown Pointe Planned Development District.



Precedent Ideas for Civic Space at Brent Street



Precedent Ideas for Civic Space along Vine Street.



Precedent Ideas for Civic Space at Steam Plant

6b. Pattern Book Design Guidelines - Streetscape, Mobility + Corridors

The planning, design and character of corridors will further amplify the sense of place for Paristown Pointe Planned Development District. The character will be established through the use of materials, lighting and landscape (primarily street trees). Placement of and building orientation along the corridor will also provide urban edges both on the perimeter streets and the newly established internal private streets. The corridor enhancements will promote uses of land that are appropriate to the distinctive characteristics of existing Traditional Neighborhoods.

The juxtaposition of buildings to the street is a classic model of urban development that allows buildings and residents to become engaged with the neighborhood and further provide the sense of place for an urban infill development. The “permeability” provided with the Paristown Pointe Planned Development District plan allows great connectivity through the site for cross connections and integration of neighborhood activities, both internally and externally. As such, building setbacks along any public right of way shall have a minimum of five feet (5’) setback and maximum of fifteen feet (15’) from the right of way. This applies to E. Breckinridge Street, Vine Street and Barrett Avenue. There shall not be any minimum building setbacks along internal private streets or access easements. Any sidewalks throughout the site shall be historic concrete and shall be a minimum of five feet (5’) in width. The Development Plan shall maintain the existing rights of way dimensions including drive-lane pavements, curbs, utility verge and sidewalks.

Desired street and corridor character is illustrated in the accompanying precedent images.



6c. Pattern Book Design Guidelines - Landscape Patterns, Characteristics + Sustainability

The landscape patterns and character will be established with the use of significant tree plantings that will serve to add to the tree canopy of the site and greatly aid in the definition of spaces, corridors and spaces. Use of additional tree canopies will be a focus to diminish the urban heat island effect for streets and other hardscape areas. **In as much as appropriate with landscape areas, native landscape species shall be provided.** Primary tree species utilized in the Paristown Pointe Planned Development District to define spaces and overall site enhancements shall be urban tolerant species and may include but not limited to, species such as:

- London Plane Trees
- Honey Locust
- Columnar Oak
- Lacebark Elm
- Sentry Ginkgo
- Snow Tower Kousa Dogwood

Street trees will not be utilized along Vine Street, Breckinridge Street and Barrett Avenue due to the presence of overhead utilities that restrict the growth of street trees. Although, street trees shall be utilized along internal private streets. Street trees along private streets shall be planted at fifty feet (50') on center with a Type A street tree. Select smaller ornamental trees shall be used in appropriate spaces to provide lower canopy interest, color and pedestrian level enhancements. Perimeter landscape buffers shall not be required for the property/tract perimeters. Should surface parking be utilized, interior landscape areas as required by the LDC shall be provided. Tree canopy shall be provided in compliance with Chapter 10 of the LDC with appropriate species. Containerized plantings shall be considered to further add interest to private residential spaces, seating areas and definition of smaller spaces within a larger context of a civic space. Both annual and perennial applications shall also be considered with these scenarios.

Precedent Ideas for Internal and Perimeter Connectivity:



6d. Design Guidelines - Site Amenities

Site Amenities will greatly enhance the sense of place and usability of public – civic spaces within the District. Amenities used within public spaces will encourage use and nurture the comfort of these sites. Activation of these areas with appropriate furnishings will be critical in the success for residents, users, occupants of the site in addition to use by the surrounding neighborhood. The intent for the use of site amenities is to provide functionality and the feel of acting adaptively within the context of the site and neighborhood. The progressive character of amenities used in conjunction with traditional landscape applications, pavement patterns and materials will further the traditional sense of place for the District and shall be considered in all landscape design.

- **Use of “Relics” in the Landscape** – the Paristown Pointe Planned Development District development team will be inventorying the available components on building facades of the Urban Government Building that will be demolished, including lintels, copings, keystones, etc.. This inventory will provide the design team components that may be used as “landscape markers” that will provide a reflection back to the neighborhood culture and recognizable remembrances to the site. These could be placed as simple sculptural pieces within the various civic spaces throughout the site.
- **Site Furnishings** – selected to create uniformity, functionality and a progressive compliment to the contextual fabric of the neighborhood. The furnishings can be used in open civic space and long corridors as part of the streetscape and will include benches, bollards, trash receptacles, etc. These furnishings shall be reflective of the style and character of images included herein.
- **Pavements** – use of salvaged masonry from the building demolitions will be explored as accents to the pavement patterns. The simple construction of the Metro Louisville Historic Concrete shall be utilized in conjunction with the salvaged masonry accents. Perimeter sidewalks on Barrett, Breckinridge and Vine shall utilize the Historic Concrete Mix. The use of permeable pavements will be explored in various social areas within in civic and open spaces.
- **Site lighting** – Site Lighting may be used to light buildings, walkways, walls, landscape features through direct illumination or reflection. The selected fixtures should be complimentary to the site design and architectural features. In as much as possible, LED fixtures shall be used



in exterior applications. Per the Land Development Code:

Wayfinding and Signage -

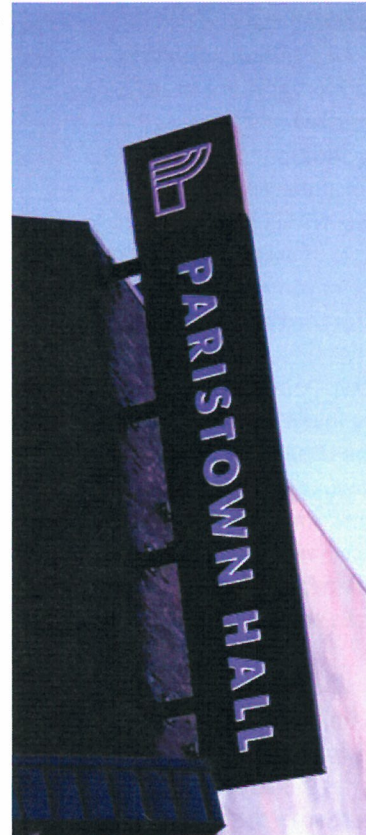
- All luminaires shall be aimed, directed, or focused such as to not cause direct light from the luminaire to be directed toward residential uses or protected open spaces (i.e., conservation easements, greenways, parkways) on adjacent or nearby parcels, or to create glare perceptible to persons operating motor vehicles on public streets and right-of-way.
- Any luminaire with a lamp or lamps that emit more than 1800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens shall be mounted at a height equal to or less than twenty (20) feet unless otherwise approved by the Planning Commission
- Pedestrian facilities (sidewalks, paths, etc.) leading from a building to parking facilities shall not exceed an average lighting level of 2.5 footcandles.
- Luminaires used only to illuminate pedestrian facilities shall not be mounted higher than 15 feet from the finished grade of the walking surface.
- All luminaires mounted on or recessed into the lower surface of canopies, pavilions, or drive-through bays shall be fully shielded and utilize flat lenses.
- Holiday or seasonal celebration lighting is permitted as long as it does not cause a nuisance to the general public.



6d. Design Guidelines - Site Amenities

- Signature Entry Signs - Shall be used at significant site entry points
- Attached Signs - Shall be blade style signs and may be illuminated
- Retail Signage - Signage perpendicular to the circulation path is preferred and shall be utilized if not obstructive to accessibility or visibility.
- Awnings - May include business name and/or logo. May be accompanied by appropriate attached signage.
- Illuminated signage shall employ LED lighting
- Banners - Permitted, but shall not exceed the size of permanent attached signage. Banners shall be used only for display of temporary or seasonal events, venues, etc. that do not replace permanent business, building or facility signs. Banners may extend into rights of way or setbacks.
- Directional Signage - Shall be utilized for vehicular wayfinding throughout the site.
- Information Kiosk - Shall be identical in style and utilized at key points to direct visitors through the site and areas in close proximity.
- Directory Signage - Shall be used at entry points to buildings which multiple tenants/businesses occupy and direct visitors to access points.
- Halo, backlit, channel letter signs and external lighted signs shall be permissible.
- Freestanding signage may be permitted for the purpose of wayfinding (directional and destination) and project monument signs as defined by the Land Development Code. Freestanding signs may be located in the building setback areas and shall not obstruct any sight triangle traffic views.
- Internally illuminated “cabinet” signs shall not be permitted.

All signage including signage locations, materials, design and size shall be reviewed by the Development Board’s Architect and/or Landscape Architect.



*Images are examples of potential signage used and may differ from actual

6e. Design Guidelines - Architecture Standards

Important to the architecture of Paristown Pointe Planned Development District is creating individuality, character and a reference to the context and culture of the neighborhood and community. The history and existing architectural fabric reveals a variety of scales, character and materiality. The architecture of Paristown Pointe Planned Development District will utilize the existing building stock along Barrett Avenue and the current Urban Government Center building on the site as a baseline of scale and materials. Other surrounding buildings in Paristown Pointe also serve as relevant “influencers” to the architectural palette for the District. This eclectic mix of architectural styles, character and material will be prevalent at Paristown Pointe Planned Development District. An inventory of architecture in The Paristown Pointe neighborhood area reveals various key indicators that will inform the architecture of Paristown Pointe Planned Development District including:

- A variety of land uses including institutional, industrial, retail/ commercial and residential;
- Variety of building scales that range with heights from single story to multiple, 7 floor buildings;
- Building massing that is both minimally set-back from the street (5' – 10') to no setback from the street that creates an authentic urban edge and corridor definer;
- A variety of architectural styles from mid-century modern, Italianate, French shotgun residential, Brutalistic or Gothic;
- A wide range of materials are used in buildings in the neighborhood including concrete, brick, wood and glass, representative of an eclectic collection typical of a diverse neighborhood. A dominant material is not prevalent within the neighborhood context;
- Influential to the character of the neighborhood is the architecture and structure of the L & N Rail trestle at the northwest portal to Barrett Avenue with the display of concrete and steel.

While the comprehensive collection of architecture within Paristown Pointe Planned Development District will be contextual, each building type shall have a duality of purpose with creating individuality, yet shall not be out-of-place by design. Four primary building types and land uses that are represented at Paristown Pointe Planned Development District that may be constructed and serve as a character baseline for all proposed architecture are:



Images are representative of proposed architectural character



6e. Design Guidelines - Architecture Standards

• Multi-family Residential - Apartments

Progressive architecture will be utilized and employ a collection of styles and materials from the neighborhood. These ensembles of materials will demonstrate current trends that are proving to activate neighborhoods across the country with a broad cross-section of urban dwellers. The use of common materials of brick, steel, glass and architectural metal paneling shall be design components for buildings. These materials, designed with complimentary character, shall provide visual interest to the current urban landscape.



Concept View of Multi-family Architecture

• Professional Office

Professional office buildings will become factors in the successful activation of the neighborhood with utilization of the site during the day and also providing positive interaction to other neighborhood uses. The architecture for any Professional Office building shall display a somewhat simple, minimalist character, yet providing several components that create the individuality and interest with the use of brick, glass and concrete, typical of the neighborhood.

• Retail and Hospitality

The primary retail building will utilize the existing Steam Plant that was a part of both the Urban Government Center and the previous hospital. This building along with the smoke stack shall become an iconic brand for the project that may be

used as a variety of uses such as restaurants, bars, shoppes, etc. in conjunction with a community space for the multi-family apartments and available for the neighborhood use also. The use of the iconic brick building and smokestack will be a “nod” to the past and shall serve as a significant architectural link to the neighborhood.

• Hotel and Condominiums

As reflected throughout the neighborhood, the classic “industrial” style of architecture is both unique and accepted. Repurposed buildings within Paristown Pointe will serve as a reference to a potential combined boutique hotel and condominiums that will be oriented to become yet another neighborhood destination with unique views towards the urban landscape of downtown Louisville. Activating the area with architecture that is a throwback to existing building stock in the area will contextualize and characterize the building in a thoughtful and meaningful way that will be unique to the community. The use of steel, glass and masonry will accomplish the goals of complimentary neighborhood architecture shall be used in the buildings.

With the industrial style of architecture being utilized on the site, it provides an acceptable transitional bridge from the surrounding neighborhoods to the existing buildings in lower Paristown Pointe.

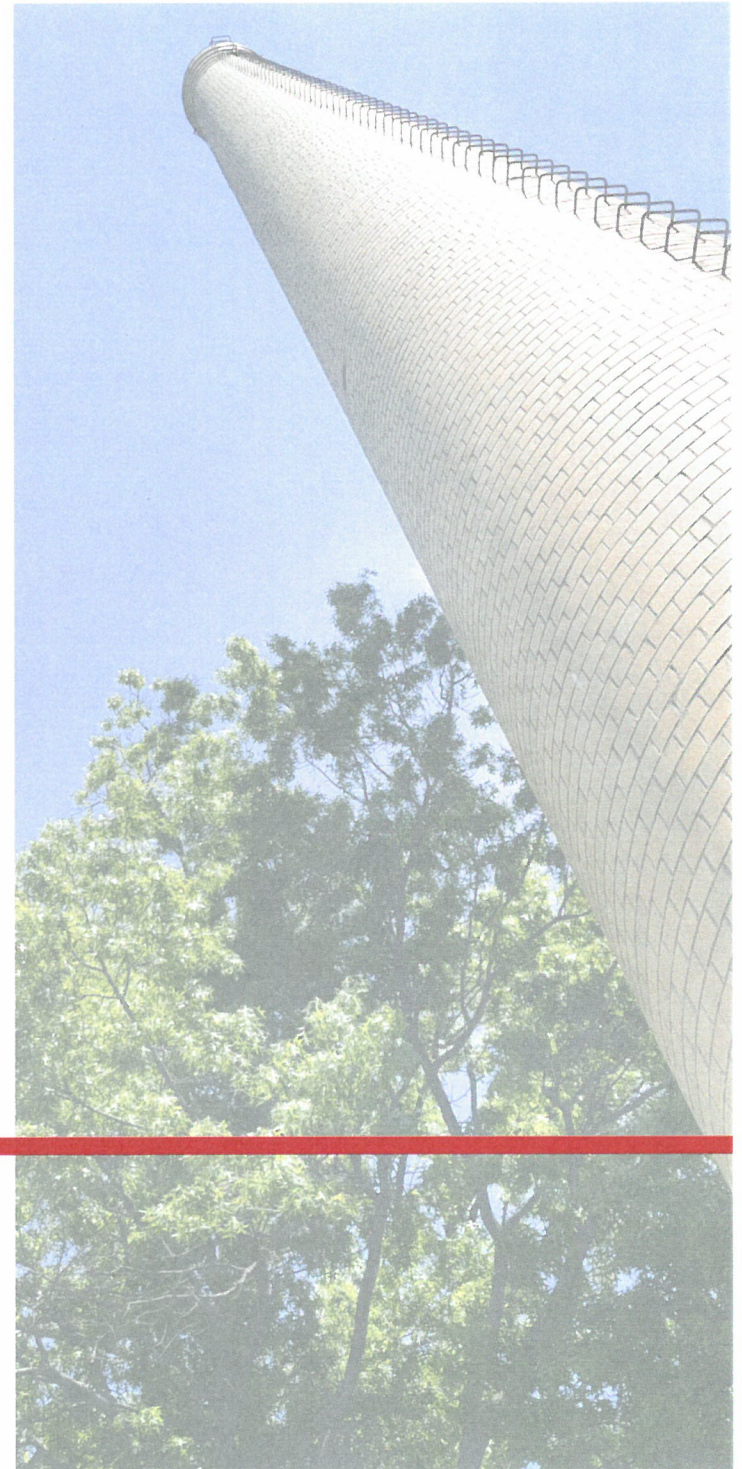


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Paristown Pointe Planned Development District

A Planned Development District - PD Zone District

November 07, 2022



CARMAN | LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

Received Dec. 01, 2022

Planning & Design

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