



PARKLAND Neighborhood Plan

Case Manager: Ken Baker, AICP
Docket No: 17NEIGHPLAN1000 & 17NEIGHPLAN1001
Planning Commission Public Hearing: June 29, 2017
Metro Council Planning & Development Committee: August 1, 2017



DEPARTMENT OF
DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

BACKGROUND

**Plan developed under the leadership Councilwoman
Jessica Green, District 1**

**Plan managed through Louisville Metro Office of
Advanced Planning**

**Booker Design Collaborative and Urban 1 were selected
to assist with development of the neighborhood plan**

**Neighborhood Advisory Group, recommended by CW
Green, appointed by Mayor**

Parkland Planning Efforts

West Louisville Assessment and Strategy Project (2001)

**Louisville Metro Neighborhood Market Drill Down
(2008)**

**Vacant and Abandoned Property Revitalization Study
(2012)**

NC3 Parkland Neighborhood Profile (2014)

**Wilson/Cypress Corridor Railroad Crossing Safety
Improvements (2014)**

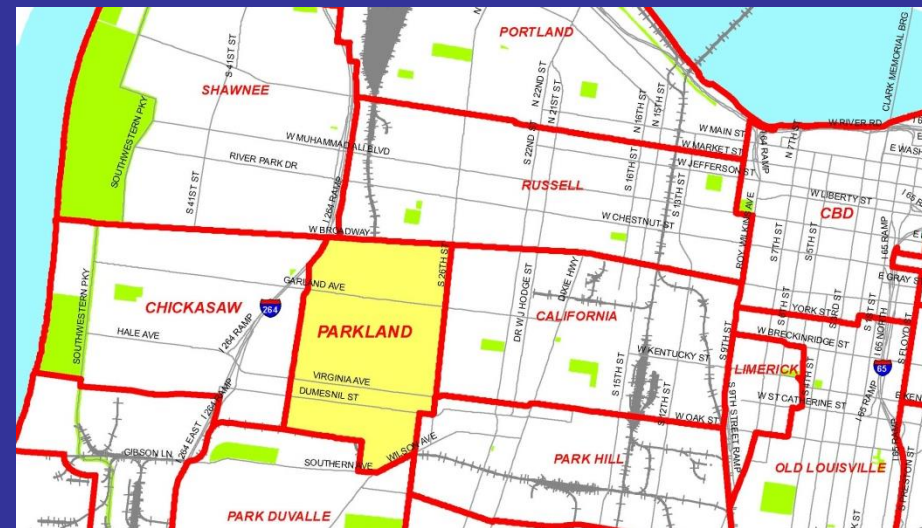
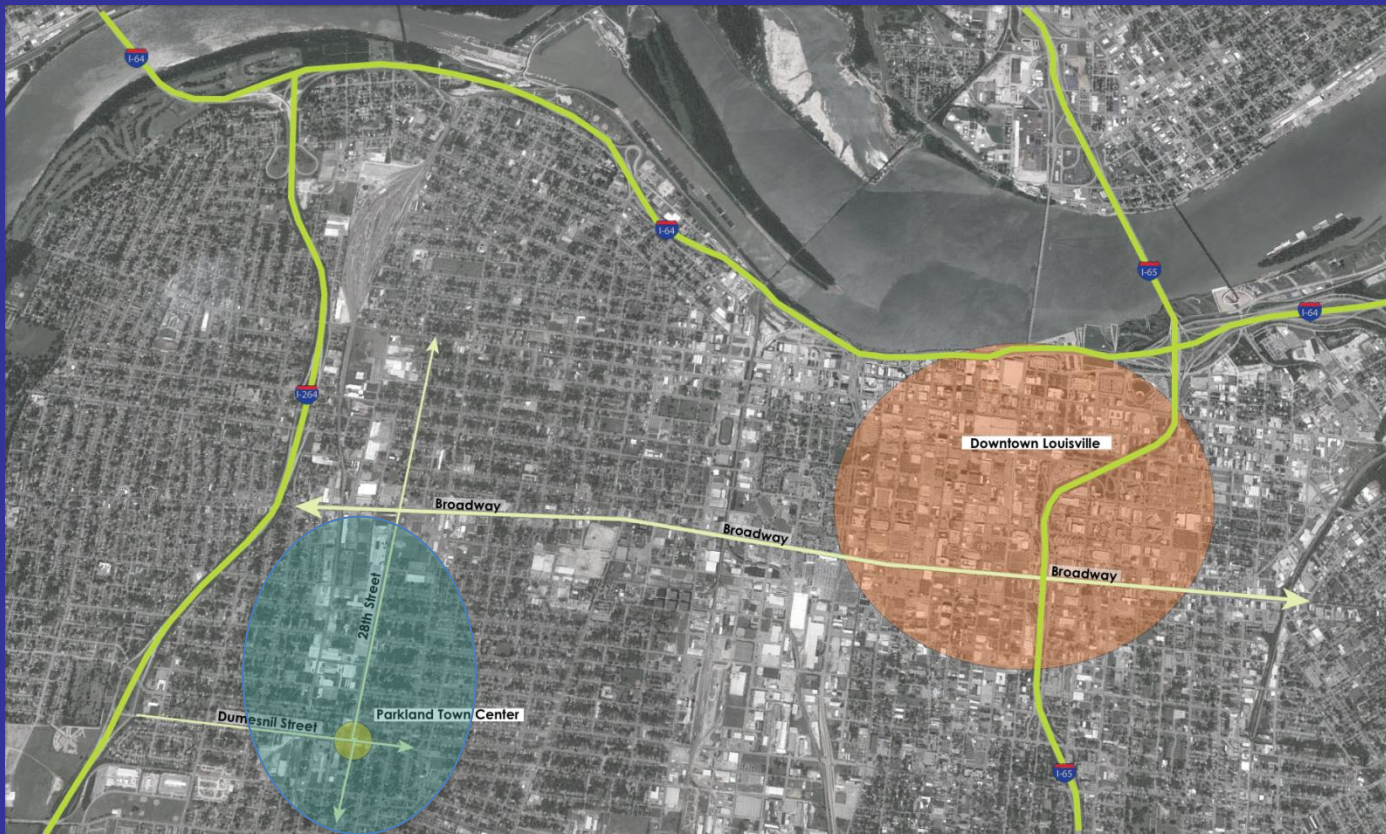
Parkland Corridor Improvement (Study 2012)

Most significant planning effort preceding neighborhood plan

Corridor study focused on the commercial area around 28th Street between Virginia and Dumesnil Avenue

Focus on exploring how the commercial area could be encouraged as the heart of Parkland and renew its commercial and institutional role as a potential “town center”

Neighborhood Plan substantially incorporates recommendations of the Corridor Improvement Study, with additional focus on residential/housing and industrial land uses



Advisory Group/Community Engagement Process

Advisory Group consisting of neighborhood stakeholders helped guide neighborhood plan process

Two Advisory Group meetings were held, along with a neighborhood public meeting to present final draft plan document for input

Corridor Improvement Plan process also included a committee of neighborhood stakeholders; that process involved significant community engagement process, including a design charrette

Parkland Neighborhood Plan Vision Statement

The vision for Parkland in the future is of a vibrant, safe, connected and green neighborhood. Parkland residential areas are revitalized, with diverse housing choices. The commercial area along 28th Street between Virginia and Dumesnil is restored to its former prominence as the retail and civic hub of Parkland and surrounding neighborhoods, and is a focal destination that capitalizes on its central location, historic architecture, and long-standing traditions of commerce and community.



“The commercial area along 28th street between Virginia and Dumensil should be restored to its former prominence as a retail and civic hub of parkland and surrounding neighborhoods, and become a focal destination that capitalizes on its central location, historic architecture, and long-standing traditions of commerce and community.” *Parkland Corridor Improvements Study Vision Statement*





PARKLAND NEIGHBORHOOD PLAN



V I B R A N T

PARKLAND CENTER

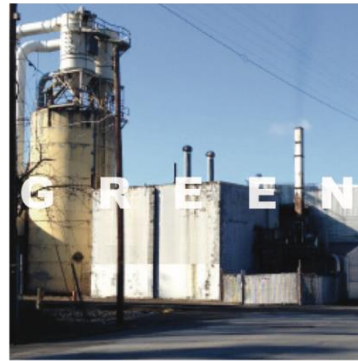
Parkland Market Square
(Proposed)



C H E R I S H E D

HOUSING

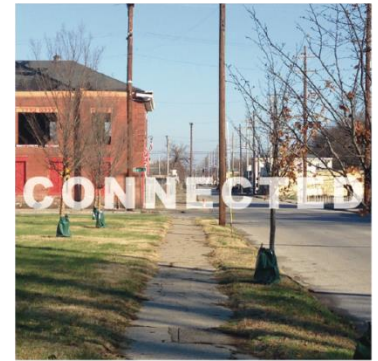
Model Block
(Proposed)



G R E E N

INDUSTRY

28th Street Corridor Tree Plantings (Parkland)



C O N N E C T E D

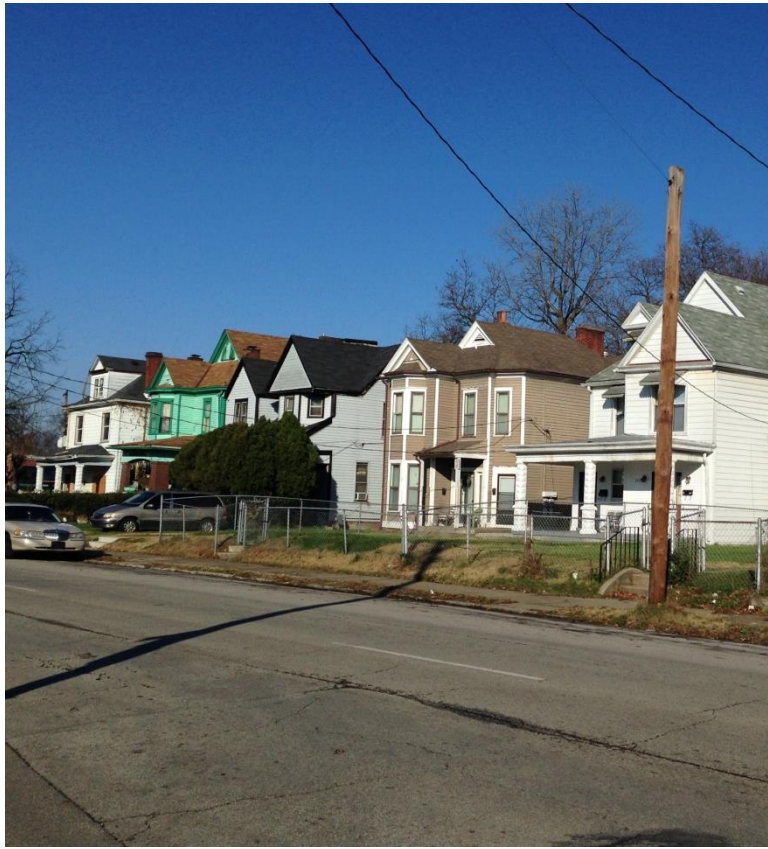
GETTING AROUND

One-way to Two-Way Street Conversion (Proposed)

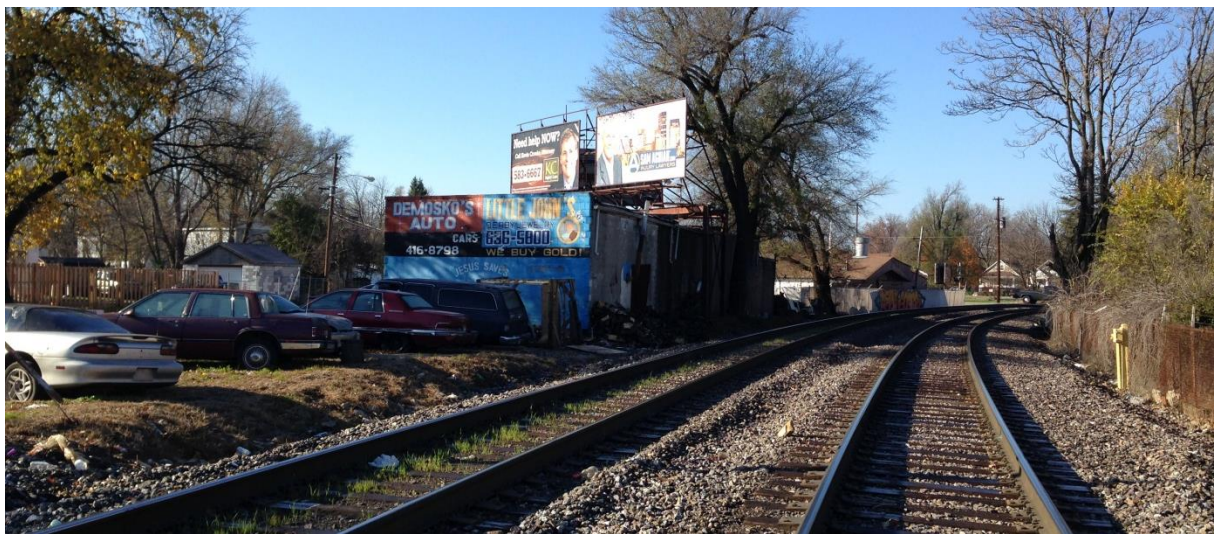


IDENTITY









VIBRANT

1. Create a Community Development Corporation.

Such entities are conduits for public and private grant funds, capital investment, and loan funds. Establish cooperation and control of key real estate parcels identified in the Master Plan.


2. Pursue the Market Square concept.

Expand and reconfigure the community garden. Construct the Market Shed, develop an arts program and facilitate pop-up events.

3. Improve the Gateway to the commercial corridor and the neighborhood.

Develop a streetscape design for the 28th Street corridor.





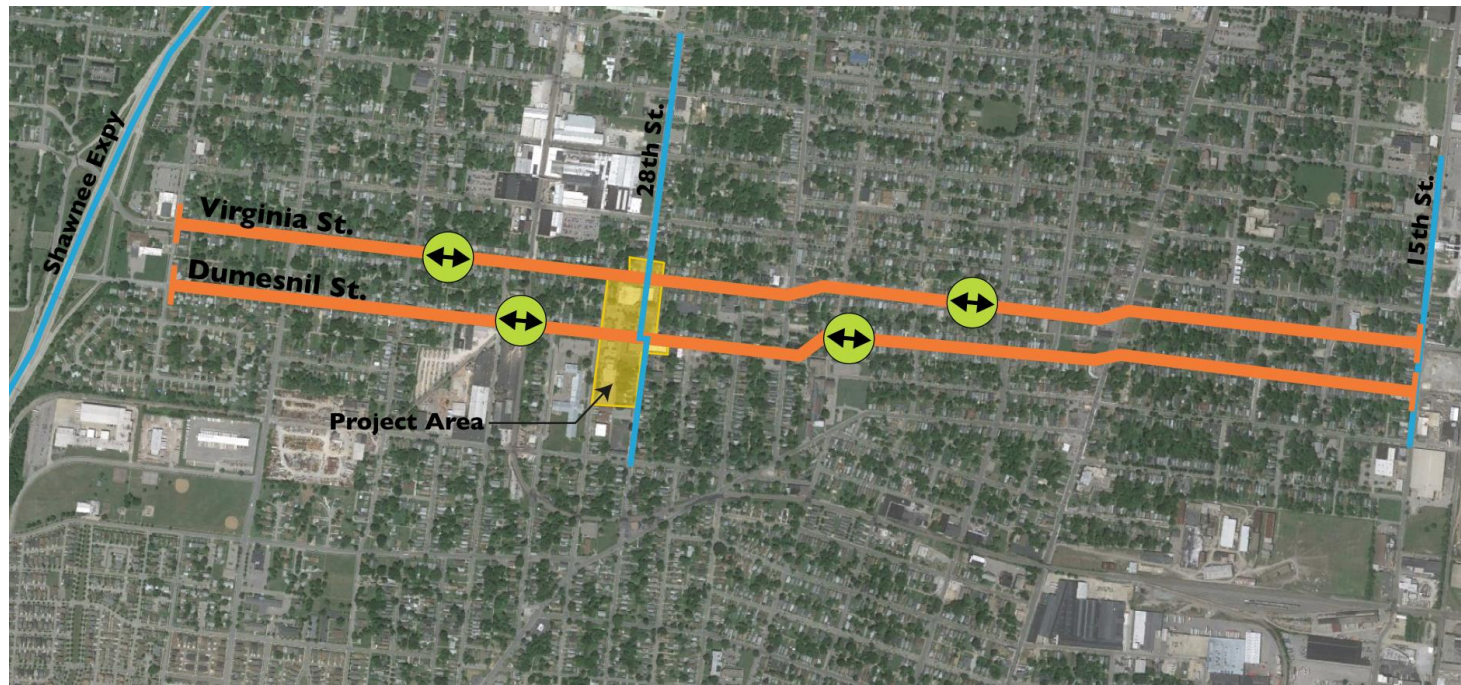
CONNECTED

9. Enhance the public realm throughout. Upgrade and repair existing infrastructure. Develop a phased public improvement program.

10. Convert Virginia and Dumesnil Avenues to two-way streets. Converting streets from one to two-way typically reduces traffic speeds, increases accessibility, and doubles the commercial visibility.

11. Create safety improvements at key road and railroad crossings. Use dedicated funds for the creation of safety improvements at key road and railroad crossings.

12. Enhance access to alternative transportation methods. Introduce shared bike lanes, bike racks and user friendly bus stops.



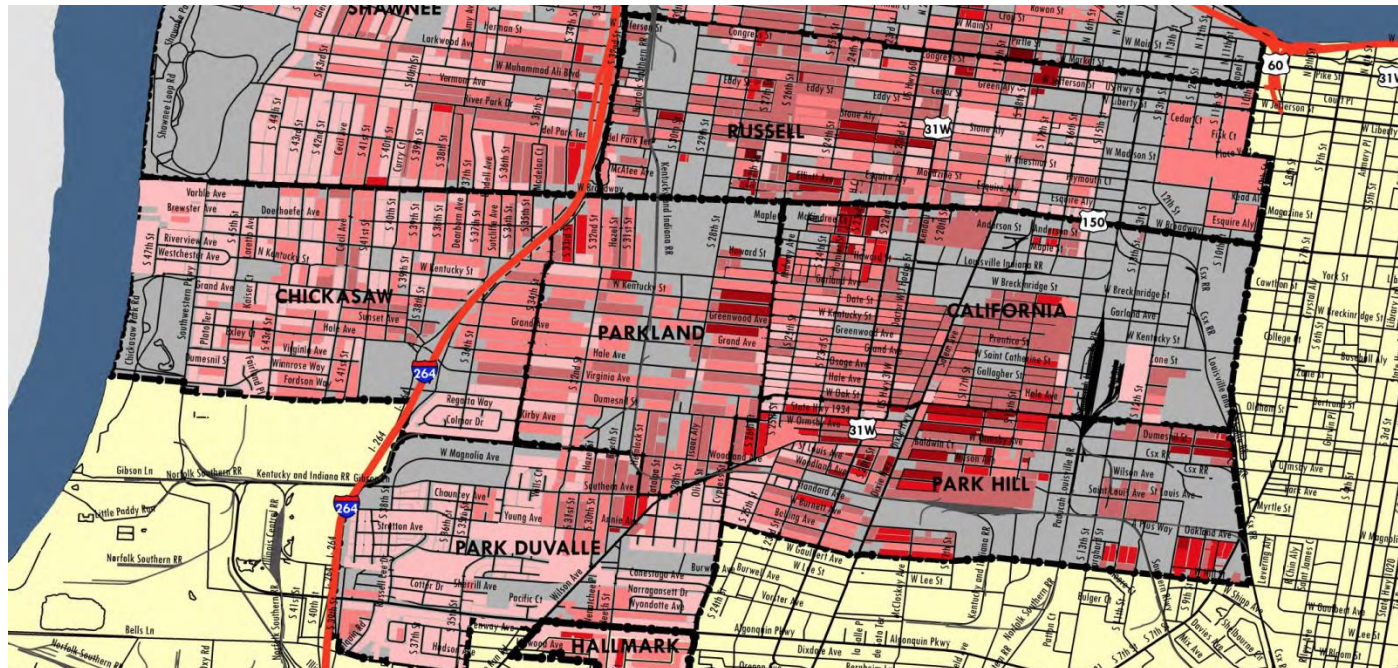
CHALLENGES



4. Improve streetscapes and building facades. Put the Park in Parkland - plant trees throughout. Repair existing sidewalks, crosswalks and ramps. Enhance front yard landscapes and home facades.

5. Stabilize existing housing. Repair and upgrade occupied housing, especially owner-occupied homes and rental properties. Provide residents with information about tenant rights, foreclosure prevention and tax lien release.

6. Renew vacant and abandoned properties. Implement a model block development, and replicate successful ideas elsewhere in the community.





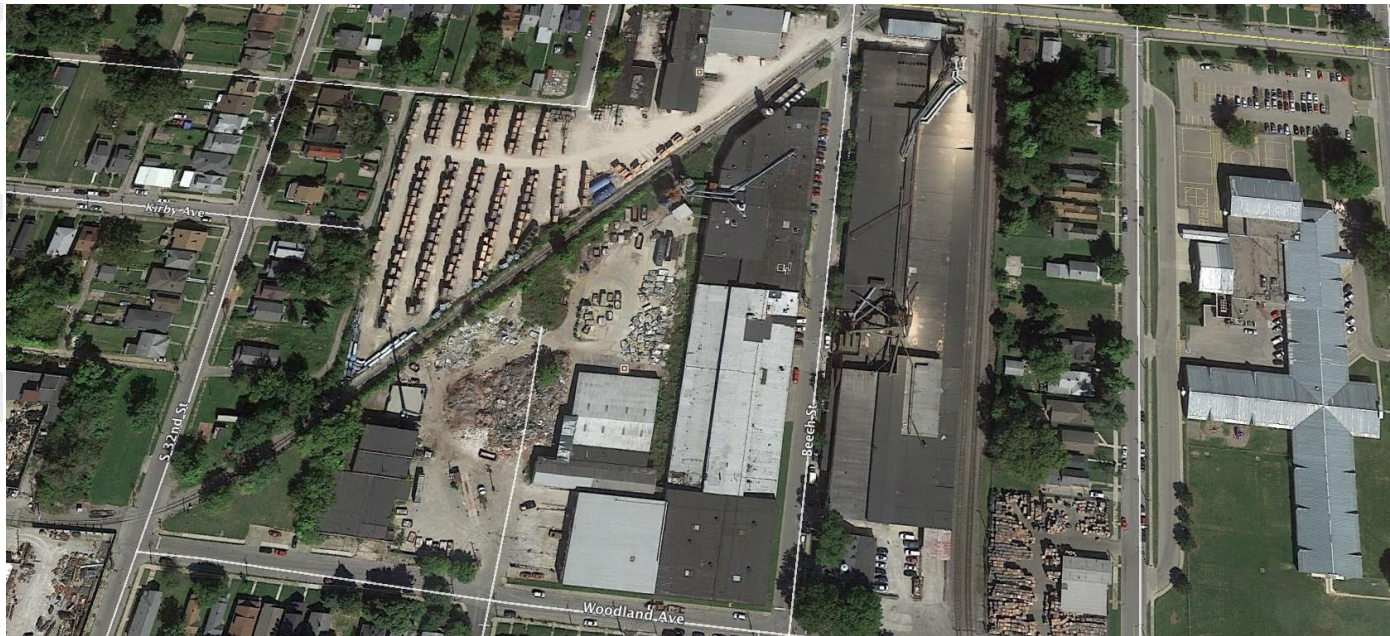
GREEN

7. Go from grey to green.

Develop incentive programs through MSD's consent decree to enhance industrial zoned properties through green infrastructure. Emphasize tree planting.

8. Engage local industry to partner on workforce development.

Develop services and amenities to assist workers such as cafes, retail outlets, and a laundromat. Coordinate job training with local employment opportunities and industry needs.



INDUSTRY & MANUFACTURING

ANDERSON WOOD

Anderson Wood is one of America's largest producers of handrails and stair components. The company also manufactures laminated solid wood components, moulded products, and a wide variety of assembled products including doors, bed ends and chairs. Anderson Wood employs a highly skilled work force, maintains a lumber inventory of over two million board feet and manufacture in a facility configured with flexible and diverse woodworking equipment. For almost a century, Anderson Wood has supplied architectural millwork for some of the country's most prestigious buildings. In recent decades, the company has emphasized component parts for furniture, cabinetry and residential construction.

CYPRIS TECHNOLOGIES

Cypris Technologies is currently producing parts for companies including Daimler, Volvo, Mack Trucks, Meritor, Dana Corporation, Eaton Corporation, Sisamex and John Deere. At the Broadway Forge Facility located in Parkland, with over 580,000 square feet of manufacturing space, this facility specializes in hot forging, cold extrusion and machining for the heavy truck, automotive, off-highway, farm equipment, energy and transmission industries. Cypris also owns Tube Turns. Tube Turns was founded in 1927 in Louisville, Kentucky, as the first American manufacturer of forged seamless pipe elbows and returns. Over the years Cypris has transitioned its product range and expanded production capabilities to keep pace with the changing requirements of the industries that it serves. Today, these products are used globally in the Oil, Gas, Petrochemical and Processing industries in numerous applications.

REYNOLDS CONSUMER PRODUCTS

The Louisville Foil Plant of Reynolds Packaging Group is the only manufacturer of the world famous Reynolds Wrap brand of aluminum foil. Two of the most trusted household brands, Reynolds® and Hefty®, joined together as Reynolds Consumer Products in 2010. While the establishment of this new company made it official, the truth is that Reynolds® and Hefty® products have been found side-by-side in the kitchens of American families for more than three generations. For the people of Louisville, Kentucky, Reynolds Wrap is more than a trusted kitchen helper, it's a way of life. In business for almost 70 years, the Reynolds factory has become a part of the history and the heart of the town.

FALLS CITY LUMBER INC.

Falls City Lumber is a full service specialty wholesale lumber company providing quality products from quality suppliers since 1985. Falls City Lumber offers a wide range of building products including, but not limited to Redwood, Cedar, Fiber Cement, PVC trim, Decking products, Columns and Railings. Given the company's size and a considerable knowledge of both specialty lumber and composite materials, Falls City Lumber is able to provide answers and offer solutions to its customers through one-on-one relationships. Falls City Lumber's corporate office and warehouse facility is located in Louisville, Kentucky. An additional sales office and supporting distribution yard is located Sharonville, Ohio. The combination of strategic warehouse locations and a dedicated logistics department enables Falls City Lumber to provide timely distribution of its products.



Industrial Buildings

Active businesses have the potential to provide jobs to local residents and have adaptive reuse potential in the future.

STAFF FINDINGS

Guideline 1	Community Form
Guideline 3	Compatibility
Guideline 4	Open Space
Guideline 5	Natural Areas and Scenic and Historic Resources
Guideline 6	Economic Development and Sustainability
Guideline 7	Circulation
Guideline 9	Bicycle, Pedestrian and Transit
Guideline 12	Air Quality

NOTIFICATION

Date	Purpose of Notice	Recipients
May 25, 2017	Hearing before Planning Committee	Subscribers of Council District 1 Notification of Development Proposals
June 29, 2017	Hearing before PC	Legal Advertisement in the Courier-Journal Subscribers of Council District 1 Notification of Development Proposals

PLANNING COMMISSION ACTIONS

17NEIGHPLAN1000: Planning commission unanimously recommended approval of Parkland Neighborhood Plan

17NEIGHPLAN1001: Planning commission unanimously recommended Executive Summary of Parkland Neighborhood Plan be adopted as an amendment to Cornerstone 2020 Comprehensive Plan