

Oakdale Neighborhood Plan



Docket No: 16NEIGHPLAN1005 & 15NEIGHPLAN1006

Case Manager: Ken Baker, AICP

Public Hearing: December 1, 2016

Metro Council Committee: January 31, 2017



DEPARTMENT OF
DEVELOP
LOUISVILLE
Advanced Planning

Background



Councilwoman Marianne Butler
Susan Hughes, Legislative Assistant



Ken Baker, AICP
Planning Supervisor



Center For Neighborhoods

Tom Stephens, AICP
Executive Director

Oakdale Advisory Group

Cheyenne Orobias

Gregory "Greg" Yates

Shannon Sermersheim

Robin Berry

Mike Bader

Ryan Jordan

Vickie Brzezinski

Pauleta Feldman

Becky Donohue

Margaret Osbourne



Louisville-Jefferson County, Kentucky

Wyandotte/Oakdale Neighborhood

Longfield Ave

Taylor Blvd

Southern Parkway

LONGFIELD AVE

SALE AVE

DRESDEN AVE

BERRY BLVD

HATHAWAY AVE

HATHAWAY AVE

W WHITNEY AVE

CAMDEN AVE

BEECHER ST

WYANDOTTE

I 264 WEST

I 264 EAST

STANLEY AVE

SEELBACH AVE

NAVAGO PL

Buildings

Metro Parks

Road

Oakdale Plan Area



Center For Neighborhoods



OFFICE OF
ADVANCED
PLANNING



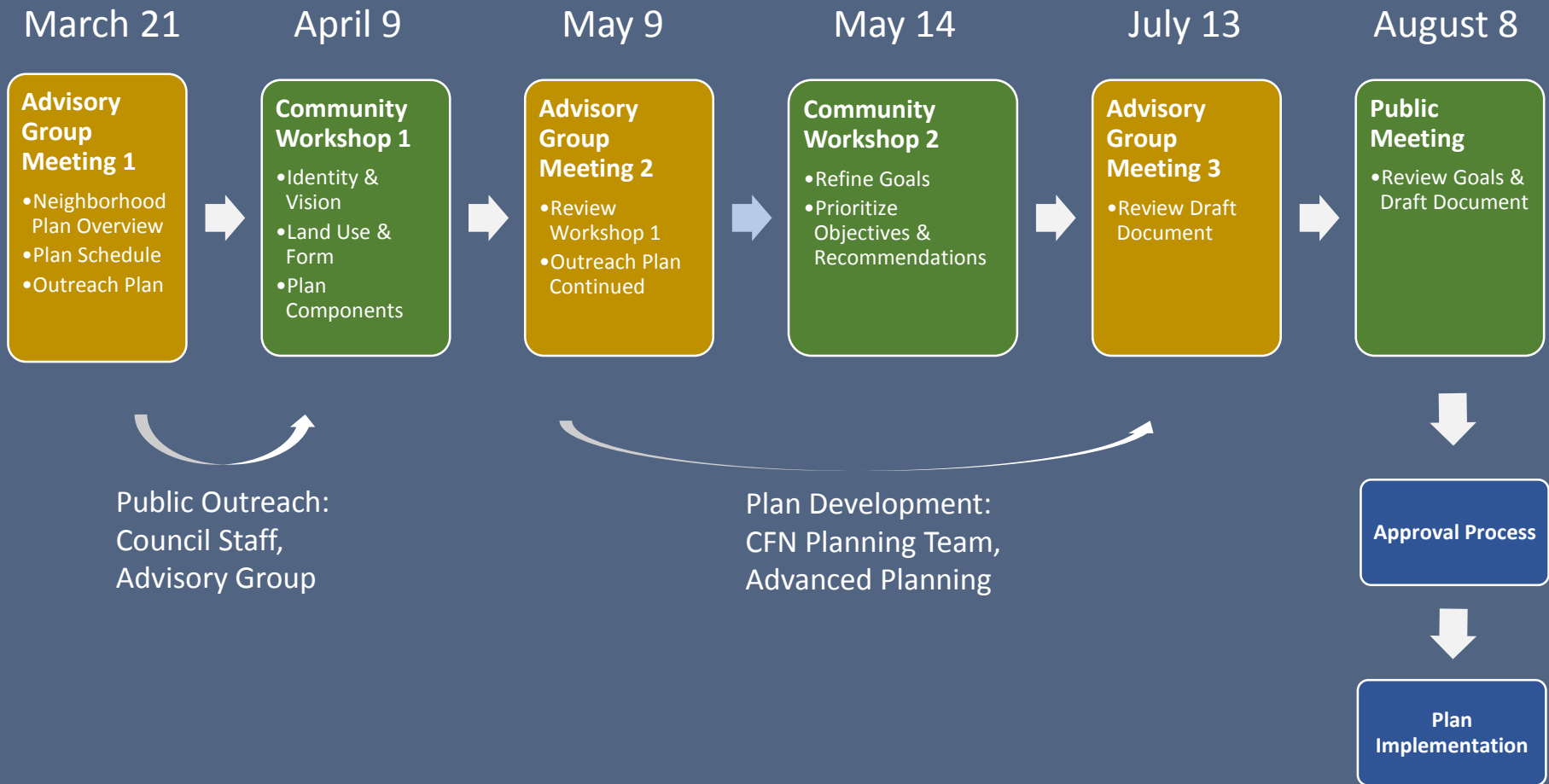
LOIIC

Oakdale Neighborhood Plan

Oakdale Neighborhood Plan Area

Base Map

Plan Process & Key Dates



Neighborhood Plan Components

- Introduction
- Vision Statement
- Neighborhood Identity Section
- Land Use/Community Form Component
- Mobility Component
- Plan Implementation Section
- Executive Summary

Oakdale Vision Statement

Building on its rich history, Oakdale will be a safe, friendly, diverse neighborhood where people want to live, grow and thrive, comprised of prideful property owners, walkable streets, and neighborhood enhancing businesses. Oakdale will be an attractive and affordable place for existing and future home owners and residents, capitalizing on its accessibility to Wyandotte Park, downtown, Churchill Downs, and the University of Louisville, and its connectivity through public transit and the Watterson Expressway.

Land Use & Community Form

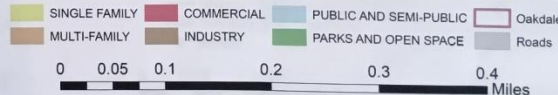


Oakdale Neighborhood Plan Area
Existing Land Use

Center For Neighborhoods

OFFICE OF
ADVANCED
PLANNING
A Division of Housing & Community Development

LOIC



P PRESERVE

A ADD

R REMOVE

K KEEP OUT



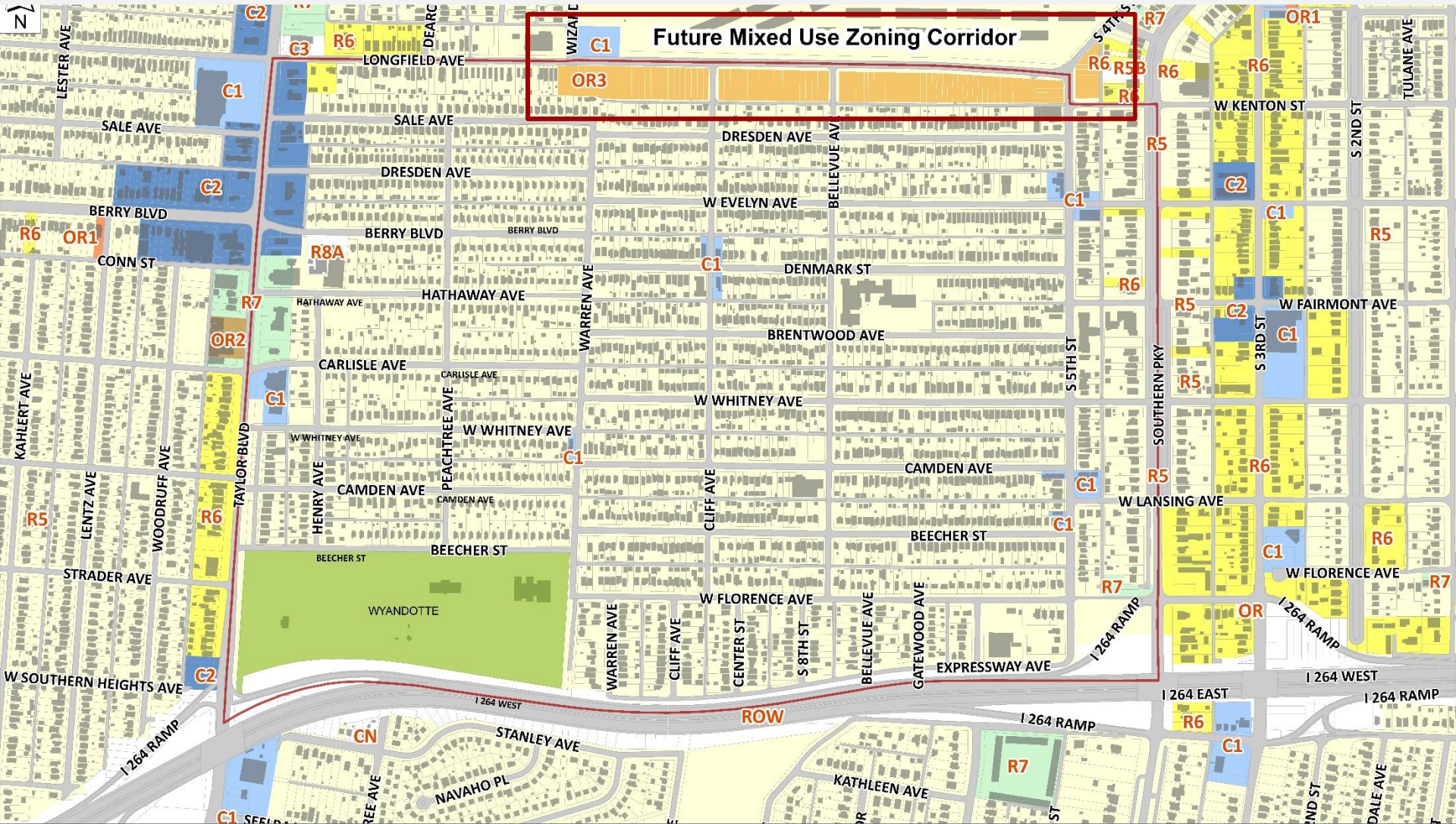
Land Use & Community Form

Priorities

- Preserve residential character and pattern
- Encourage development along Taylor Blvd.
- Enhance facilities at Wyandotte
- Improve property maintenance
- Decrease vacant properties
- Increase public safety
- Potential future rezoning along Longfield and 5th Street, adjacent to Churchill Downs campus, to support economic growth.



Land Use & Community Form



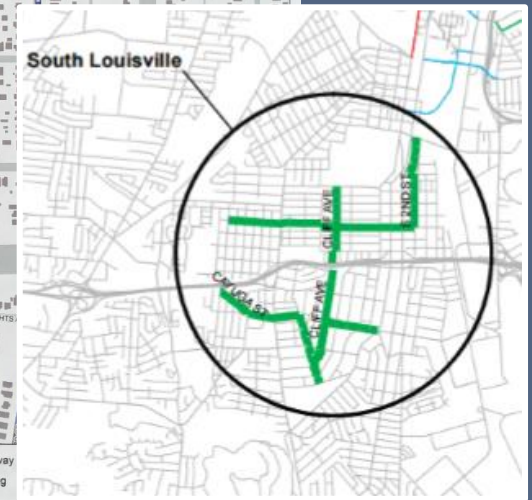
Oakdale Neighborhood Plan Area

Future Zoning



Oakdale Neighborhood Plan

Mobility

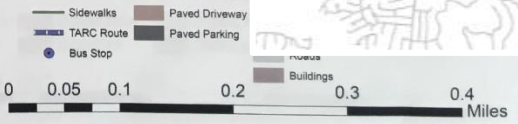


Oakdale Neighborhood Plan Area Transportation Network Map

JESS

- WALK/BIKE TO CURRENTLY
- WISH TO WALK/BIKE TO
- ROADWAY ISSUES
- PRIORITY INFRASTRUCTURE

Center For Neighborhoods
OFFICE OF ADVANCED PLANNING
A Division of Planning Solutions
LOIC



Mobility Priorities

- Increase walkability
- Redesign Longfield Avenue
- Improve traffic control
- Improve parking and congestion
- Improve bicycle safety



Mobility

DRAFT

LONGFIELD AVENUE CONCEPT



The community identified Longfield Avenue as an area for significant infrastructure improvements. Poor walkability, specifically the lack of sidewalks, curb cuts, and lack of pedestrian crossings make it the four-lane road a dangerous area for pedestrians. Large drainage ditches and gravel shoulders are visually unappealing and do not clearly mark pedestrian pathways versus driving or parking areas. Improved pedestrian infrastructure will increase walkability and safety for residents and visitors to Churchill Downs alike.

Parking is a significant concern for residents and traffic safety as well. People must park in front and side yards due to the lack of available off street and on street parking.

Longfield Avenue's view shed is the backside of the horse stables. There is a real opportunity to make the view more visually appealing and aligned with traditional images of Kentucky horse farms and stables, encouraging a beautiful gateway between Churchill Downs and the neighborhood. Overall, the potential to improve the streetscape design of Longfield Avenue will elevate it from the "back side of the track" to a friendly, attractive corridor inviting to visitors and a source of pride for Oakdale residents. Additionally, the intersection of Longfield and 5th/4th Street often confuses drivers and is a unsafe place for pedestrians to cross. Residents requested improved signage and clearly marked crosswalks.

Mobility

LONGFIELD AVENUE CONCEPT



After

This mock up is one example of what Longfield could look like in the future. If funding was available several things could be done to enhance the pedestrian accessibility as well as enhance the overall appearance of this street. Sidewalks and drainage could be located on both sides of the street. Crosswalks could be located where side streets meet Longfield. Along the north side of Longfield, adjacent to the Churchill Downs campus, additional trees could be added as well as a white wooden fence similar to the streetscape improvements completed on Central Avenue. Flexible on street parking could be created for residents, which could be reverted back to driving lanes on days when events are held and the extra lanes are needed.

Mobility

DRAFT

5TH STREET CONCEPT



South 5th Street is a traditional, mixed used neighborhood street comprised of both residential units and neighborhood serving businesses. There are opportunities along the current cross section of 5th Street to improve walkability, aesthetics and commercial facades. These improvements could strengthen the viability of 5th Street as a neighborhood serving destination. Improvements could be made on a range of scales from something as small as adding paint to something larger such as a new building façade.

Mobility



5TH STREET CONCEPT



Conceptual improvements to 5th Street buildings showing the potential for reinvestment and revitalization of neighborhood enhancing businesses. Simple façade treatments include paint and signage can quickly update existing businesses. For storefronts that could utilize a more extensive treatment to attract new business investment local loan programs including Metro Louisville façade loans could draw new neighborhood enhancing business to the neighborhood.

Highlighted Plan Recommendations

Land Use & Community Form

- LU1 – Promote mixed-use, neighborhood friendly commercial development at/near intersections of Taylor/Berry Blvd; and Taylor Blvd/Longfield Ave
- LU3 - Prevent new commercial rezonings for parcels in neighborhood's interior and limit commercial uses to parcels currently zoned for neighborhood serving commercial.
- LU4 - Support continued implementation of Wyandotte Park Master Plan and enhancement of Wyandotte Park...
- LU5 - Grow membership and leadership capacity for the current Oakdale Neighborhood Association.
- LU6 – Expand existing and create new neighborhood watch programs for the Oakdale Neighborhood.
- LU9 - Identify vacant or abandoned units and connect them to appropriate programs and alternative reuse.

Highlighted Plan Recommendations

Mobility

- M1 – Complete a new streetscape design for Longfield Avenue, including new sidewalks, bike signage and sharrows, lighting, landscaping, and drainage to improve the area's appearance, walkability, and safety...
- M5 – Improve pedestrian access at the crossing of Longfield Avenue, South 4th Street and South 5th Street by converting it to a three way stop and adding crosswalks.
- M21 - Explore deeding over closed off alleys to adjacent property owners to address illegal dumping in closed right of ways.
- M24 - Using the Tree Canopy Assessment, identify priority planting areas within the Oakdale Neighborhood and preserve mature trees to maintain the neighborhood identity.

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
Nov. 22, 2016	Hearing before Planning Committee	Subscribers of Council District 15 Notification of Development Proposals
Nov. 18, 2016	Hearing before PC	Legal Advertisement in the Courier-Journal

Planning Commission Actions

16NEIGHPLAN1005: Planning commission unanimously recommended approval of the Oakdale Neighborhood Plan

16NEIGHPLAN10036: Planning commission unanimously recommended the Executive Summary of the Oakdale Neighborhood Plan be adopted as an amendment to Cornerstone 2020 Comprehensive Plan