



Planned Development Option Pattern Book and Guidelines

The Cottages on Vine

Urban Neighborhood Planned Development Option

814 Vine Street

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Planning & Design

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1. Pattern Book Summary

Situated on the southern edge of Paristown Pointe Neighborhood, the site to be developed as The Cottages is strongly influenced by Paristown Pointe and other surrounding neighborhoods within the community such as Germantown and Smoketown. These influencers provide a framework for a new, progressive rendition of much needed new housing in the area that will complement the existing housing fabric.

The 2.0029 acre site located at 814 W. Vine Street was rezoned to the Urban Neighborhood District (U-N) in 2018 (Case # 18Zone1062) with a proposed housing scheme of shotgun houses that was approved with 22 single family units. As a result of land coverage current market conditions, the development scheme has been updated with a very similar siting pattern to the shotgun house style, although as a means to minimize the density, increase open space and presence in the neighborhood, many of the units are attached (maximum of four attached units), yet revealing a character that will be appealing to the surrounding neighborhoods.

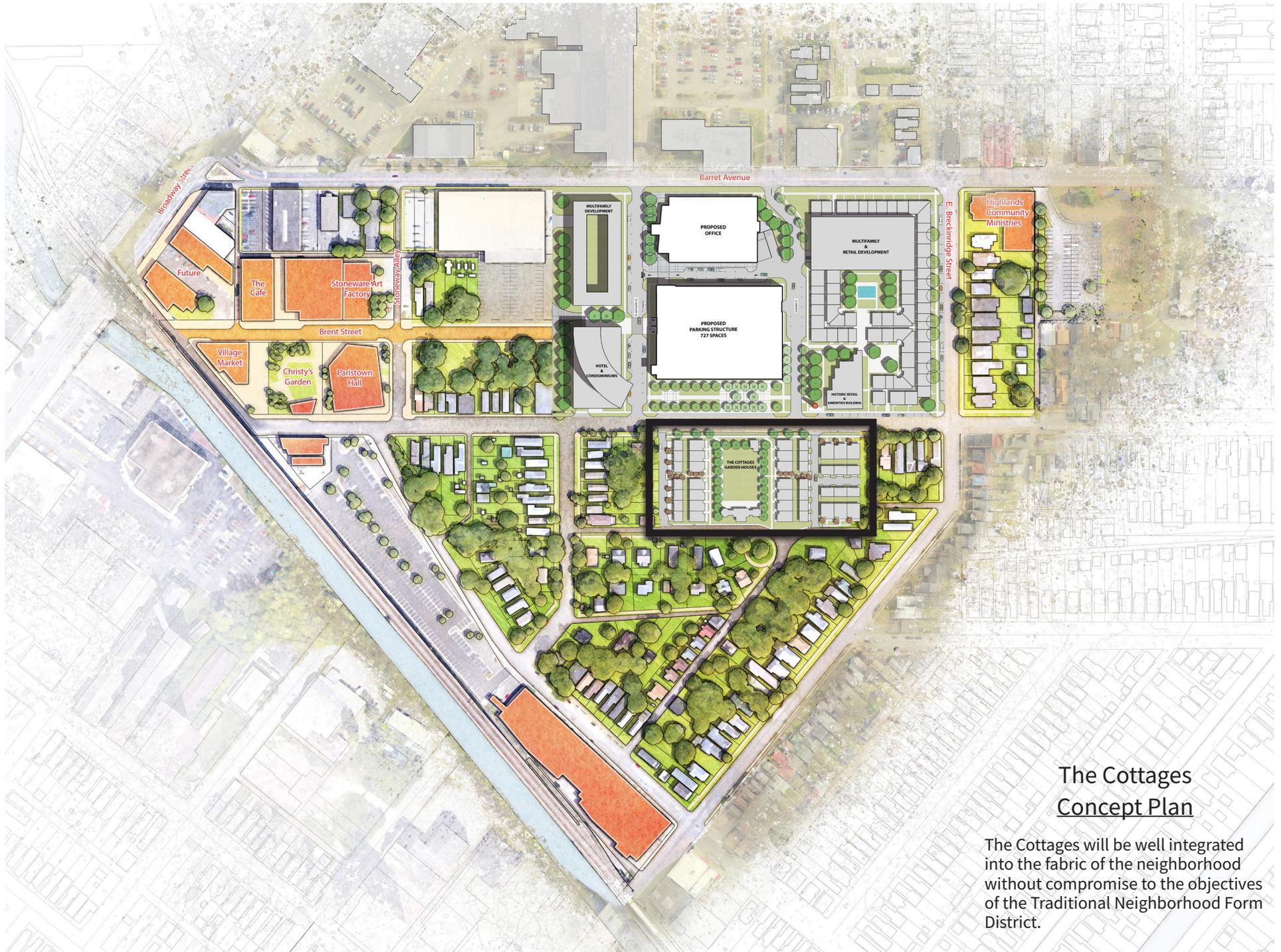
A preliminary review of the proposed development scheme with Planning and Design Services resulted in a strategy to submit a Revised District Development Plan with the Planned Development Option so setback building standards could be considered that differ from the approved District Development Plan for Case # 18Zone1062. The Pattern Book and Guidelines herein present the framework for development in compliance with the Land Development Code in Chapter 2 Part 2 – 2.2.8 (A) for U-N Urban Neighborhood District, Planned Development Option. The Planned Development Option allows for compliance with the proposed plan for The Cottages including attached dwelling units.

Additionally, it has been determined that Infill Development Regulations under Chapter 5, Part 1 – 5.1.12 shall apply to the proposed development. Thus, the Design Guidelines herein will comply with the various Infill Dimensional Requirements of the Infill Development section of the Land Development Code.

The development objectives of the Urban Neighborhood District, Infill Developments and the Traditional Neighborhood Zoning District purpose will be met with The Cottages development within the neighborhood context.

Purpose and Intent

The purpose and intent of the Pattern Book and Guidelines is to establish the standards for the Cottages, per Chapter 2 Part 2.8 of the Land Development Code. The design guidelines herein implement the character, intent, framework, dimensional and design that shall be met with the site and building development. These guidelines shall serve as the development and building parameters for the various uses that may be developed within the Urban Neighborhood District under the Planned Development Option.



The Cottages Concept Plan

The Cottages will be well integrated into the fabric of the neighborhood without compromise to the objectives of the Traditional Neighborhood Form District.

2. Paristown Pointe

Paristown Pointe is bounded by Broadway on the north, Barret Avenue. on the east, Kentucky Street. on the south and the South Fork of the Beargrass Creek on the west. Rich in history and culture, the area was first settled by French settlers living north of Bear Grass Creek, although in 1907, a bridge was built across the South Fork of Beargrass Creek which allowed these settlers living north of the creek, in an area called Paristown, to attend the one Catholic church in the area. Because of connection to their neighbor the German-Paristown Neighborhood Association was founded in 1973, making it among one of Louisville’s oldest neighborhood associations.

Today, the neighborhood is undergoing a transition to a younger, more educated demographic. Homes are being renovated and a new generation of bars and restaurants have brought renewed vitality to the area. A major new arts and entertainment district in Paristown Pointe has been developed in the “lower” area of Paristown Pointe near Broadway. These eclectic collections of land uses, businesses and character has activated the area. Yet to be developed is a housing stock to support the influx of development and popularity of the Paristown – Germantown areas. Paristown – Germantown, considered to have one of the largest collection of shotgun homes in the country, has minimal vacancies in the housing and additional single family units will be a welcome to the neighborhood to continue activating Paristown Pointe.

The Cottages will strongly adhere to the history and culture with the new and progressive architecture that will be represented with density, street presence and complimentary character to Paristown and Germantown.



Urban Neighborhood Context Paristown Heights Cottages are located in the core of historical and diverse neighborhoods that influence and inform the patterns of activity and development.



3. Traditional Neighborhood Form District

The Cottages shall be developed in an Urban Neighborhood Zone District that is within a Traditional Neighborhood Form District. The juxtaposition of the proposed development will become a model for infill development within a Traditional Neighborhood Form District. The Cottages shall meet the purpose and intent of the TNFD contained in the Land Development Code 5.2.2 as summarized below:

The Traditional Neighborhood Form District (TNFD) is intended to promote the development and redevelopment of neighborhoods in a manner consistent and compatible with the distinct site and community design elements of a traditional neighborhood.

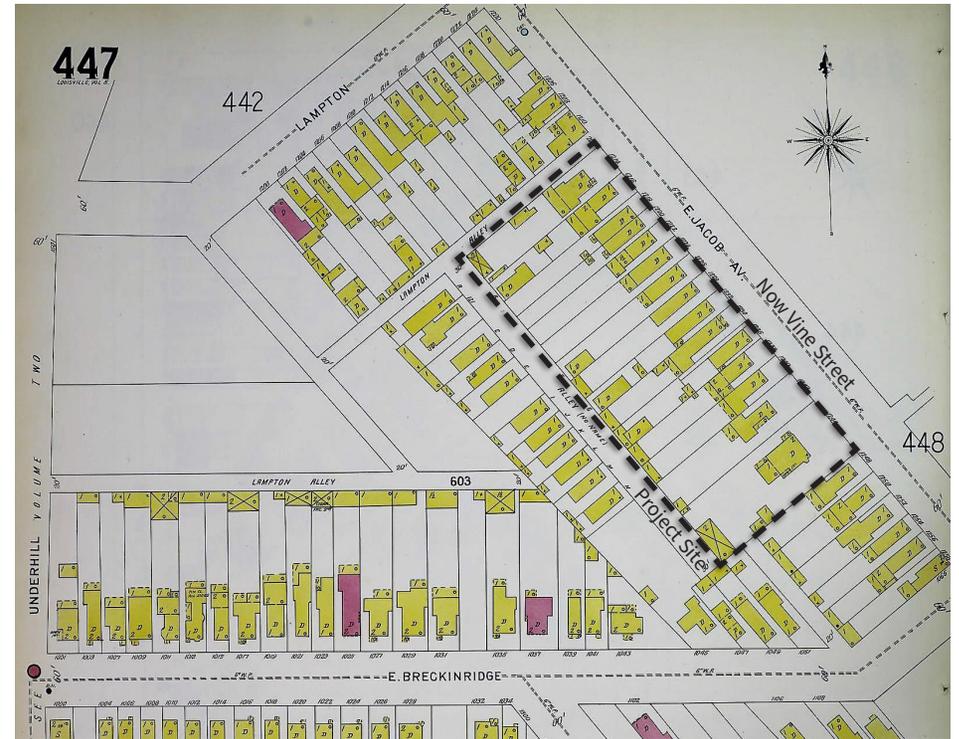
The Cottages shall be developed on an urban infill site that was once the location of residences as indicated on the Sanborn Insurance Map. The density and character of the proposed development will not be out of character to the Paristown Pointe and Germantown neighborhood.

TNFD design standards are also intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood. The TNFD standards may be applied to both existing neighborhoods and proposals to create new neighborhoods. The standards address both the internal site design elements of a development (e.g., building location, design, and orientation) and the relationship of the development to the surrounding community context (e.g., relationship to the adjacent street/sidewalk network).

The proposed development of the former Urban Government Center site shall integrate well with the single-family residential development, The Cottages. The activation of the neighborhood along Vine Street will be comprehensive with the inclusion of a diverse urban environment including professional offices that will activate the neighborhood during daytimes, multi-family apartments that will provide a much needed housing stock, hospitality services and other retail services to complement the new and existing neighborhood land uses.

The provisions of this section are intended to encourage that new development within the TNFD is consistent with a traditional neighborhood pattern and form of development, promoting as applicable:

A. Appropriate and compatible integration of residential, civic, commercial and office uses that promote close-to-home shopping and service opportunities



Sanborn Fire Insurance Map, 1905

The One Mile Site Amenities Exhibit reveals a number of services are in close proximity to The Cottages. These amenities include a variety of land uses and services, parks and modes of public transportation available to the residents at the Cottages.

B. Parks and open space resources convenient to neighborhood residents

In addition to public parks within close proximity to The Cottages, a significant and signature open space will be provided as part of the development. Closely related to The Cottages open space lawn and activity area will be an urban civic space across Vine Street within the proposed Paristown Point Planned Development District. These open – civic spaces will be available for use by the residents of each development but also available for community use for both active and passive events and recreation. The planned Open Space for The Cottages is approximately 34%, an increase of +/- 14% from the previously approved District Development Plan.

C. Alternative modes of travel including public transit amenities.

The Cottages is well positioned in the neighborhood, giving access to various means of mobility, including public transportation. TARC routes and stops are within one block of The Cottages. Public bike routes are located along Breckinridge Street and adequate bike facilities/storage will be provided within the public spaces at The Cottages.

D. Compatible infill development whether residential or commercial;

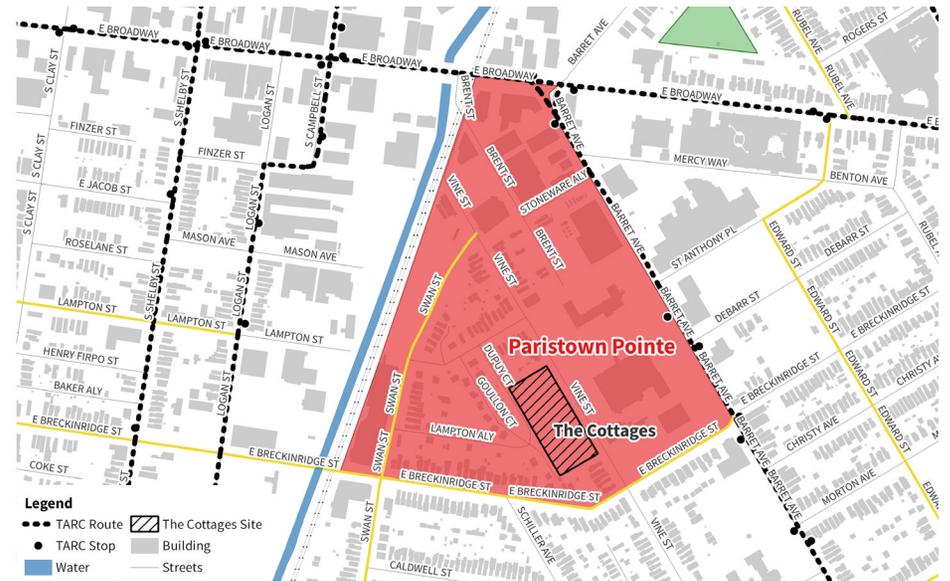
The Cottages is a model example of infill development of a +/- 2 acre parcel that has been vacant for many years. The use of single-family residential units on the tract will further activate the neighborhood with people and available community areas that will enhance the Paristown Point and Germantown areas.

E. Inclusive housing opportunities;

While The Cottages is a separate development from Paristown Point Planned Development District, the single-family residential development is complimentary to the multi-family apartments that are proposed for the development across Vine Street

F. High quality design of individual sites

The Cottages focuses on a sensitive, yet contextual design for the vacant 2 acre site and provides design components for both the residential units and the site. The site will be designed with enhanced connectivity to the neighborhood, offering green space and well landscaped gardens, environmentally conducive to a sustainable culture for the neighborhood. These spaces will be maintained by a Home Owner’s Association to ensure the initial design is lasting and continues to be an enhancement to The Cottages and Paristown Point.



4. Community and Neighborhood Context

The Cottages offers a “pattern” that weaves itself into the fabric of the neighborhood that has existed for many years. The dense, yet quaint culture established in Paristown Pointe and Germantown will be paralleled with the siting of The Cottages. The Cottages site design is less dense than many of the surrounding blocks, yet offers useable open space and community space to improve connectivity, benefiting Paristown and Germantown. The Cottages site density is 10 units per acre and as a comparison the following are densities of several surrounding blocks

- Residential block surrounded by Christy, Breckinridge, Edward and Rubel – 13.43 units per acre
- Residential block surrounded by Breckinridge, Schuller, Caldwell and Swan – 9.74 units per acre
- Residential block surrounded by Christy, Morton, Edward and Rubel – 13.49 units per acre

The juxtaposition of single-family units on narrow lots is an expected and contextual pattern that is conducive to the neighborhood and well within the limits of land use density contained in surrounding residential areas of the neighborhood.



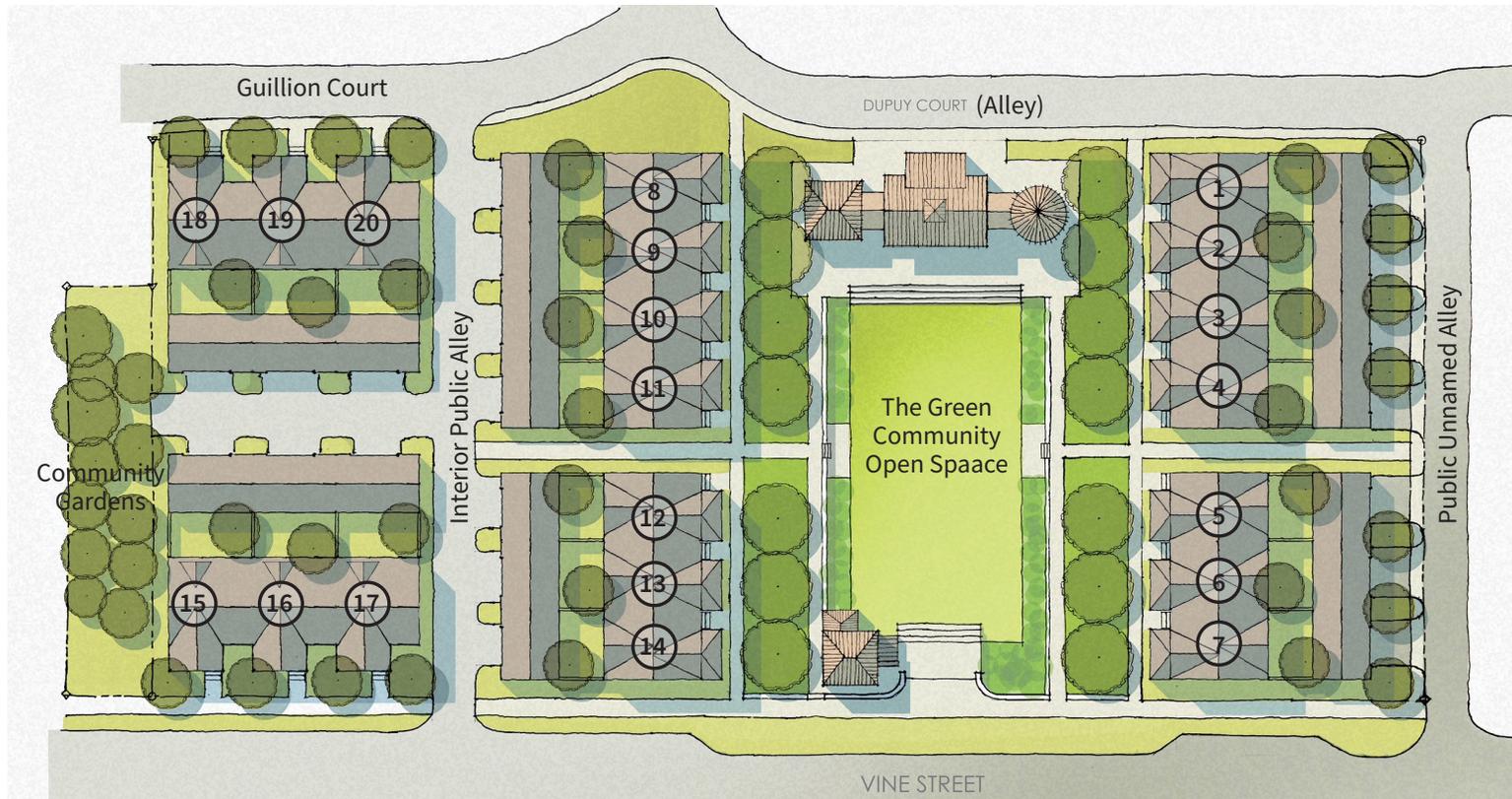
Typical “Pattern” of adjacent neighborhoods to the Cottages.

5. Site Planning

The Cottages site design is sensitive to the patterns, grids and framework of the neighborhood at large. To this end, the patterns and presence of alleys influenced and inspired the internal siting of residences in addition to the frontage of seven units on the unnamed alley along the north end of the site. The site plan does not “turn it’s back” on Dupuy or Guillion Court as the siting of the new residences will further activate these alleys and once again become part of the neighborhood framework.

And so the alley could once again become a special world, not so much a place for the discards and city dwellers. It offers one of the few urban rather than suburban or rural “retreats,” an enclave just off the busy street, a step away from the hurley-burley
Alleys: A Hidden Resource by Grady Clay 1978

Site Plan Concept



6. Site and Building Design Guidelines

The following are minimum standards established for the site and building design for The Cottages. These standards are within the realm of reason, given the context of the site and the neighborhood. These standards also meet the intent of the Land Development Code for a Traditional Neighborhood Form District and Infill Developments.

a. Land Use and Dimensional Standards for Lot Development

Minimum Building Setback along Vine Street	5'
Minimum Building Setback along "Unnamed Alley"	18'
Minimum Building Setback along Dupuy Court	5'
Minimum Setback along southeast Property Line	5'
Internal Lot – Sideyard Setback	Zero Lot Line – 0'
Internal Lot – Front or Rear Yard	10'
Building Height (maximum)	45'
Minimum Lot Size	2200 square feet

b. Parking Standards

- Onsite or offsite/street parking is not required.

c. Landscape Standards

The Cottages will display a landscape development that employs a "gardenesque" character in conjunction with the community open space located within the development. The feeling of personal spaces with more intimate plantings will be a focus of The Cottages. Walkways lined with public gardens, related to individual residences, will provide a park-like and garden setting for The Cottages, enjoyable - visibly and experientially. The more intimate garden plantings are possible as a result of the Home Owner's Association's maintenance responsibilities.

Possible plant species that will accomplish the gardenesque feel, appearance and establishment of sustainable functions may be:

Larger tree species that will compliment the open space character in addition to

- | | |
|----------------------|-----------------------------|
| • Bride's Feathers | • Pussy Willow |
| • Butterfly Milkweed | • Mapleleaf viburnum |
| • Thinleaf Sunflower | • Eastern purple coneflower |
| • Sundial Lupine | • Cardinalflower |
| • Blackeyed Susan | • Scarlet bee balm |
| • Wavyleaf Aster | • Trumpet honeysuckle |
| • Common Buttonbush | |

defining the spaces within The Cottages may be:

- River Birch
- Red Maple
- London Plane Tree

The Cottages has also committed to contributing to the neighborhood landscape

enhancement by assisting with design and implementation of a community garden located on an adjacent vacant lot to south owned by Metro Louisville. This tract has long been used by the neighborhood although in recent years has not been used to its potential. The Cottages development will aid in re-activating this important community space.

Additional Landscape Standards include the following:

Tree Preservation: Tree Preservation not applicable – existing trees on the site will be replaced with compatible and contextual trees that better enhance the site design

Tree Canopy: The June 2022 Land Development Code does not include Tree Canopy requirements for a Traditional Neighborhood Form District.

Landscape Buffers: Landscape Buffers not required for same land use intensities. The adjacent R-6 lot that will be utilized as a community garden is a buffer by default

Street Trees: Street trees along Vine Street will not be required given the location of overhead utilities along Vine Street. The Green (The Cottages community open space) that fronts Vine Street will be lined with Type A trees that define the Vine Street corridor much as street trees will accomplish.



6. Site and Building Design Guidelines

d. Site Amenities Standards

Site Amenities will greatly enhance the sense of place and usability of public – civic spaces within the District. Amenities to a site and particularly public spaces will encourage use and nurture the comfort of these sites within the District. 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. The following are site amenity styles and character that shall be used should the amenities be deemed to be useful and appropriate. These also included light fixtures.

- **Site Furnishings** – shall be selected to create uniformity, functionality and as 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.
- **Pavements** – use of salvaged masonry from the building demolitions will be explored as accents to the pavement patterns. The simple utilization of the Metro Louisville Historic Concrete mix shall be utilized in conjunction with the salvaged masonry accents. Perimeter sidewalks on Barrett, Breckinridge and Vine will utilize the Historic

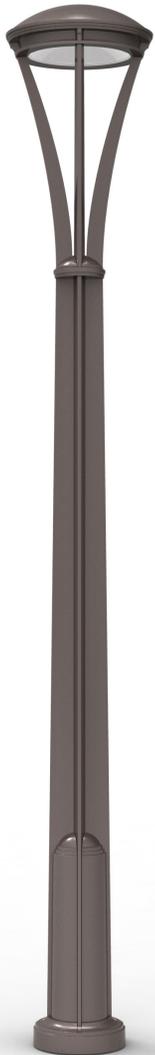
Concrete Mix. The use of permeable pavements will be explored in various social areas contained in civic and open spaces. Minimum sidewalk widths shall be four (4) feet.

- **Waste Management** - Residences will have ‘rollout’ trash bins stored in garages that will be taken to location along internal private alleys on a weekly basis and emptied by a private waste removal company.

e. Lighting Standards

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:

- 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.



6. Site and Building Design Guidelines

f. Architectural and Building Standards

The Cottages will employ an architectural consultant that will serve as the Home Owners' Association community architect. The Community Architect will develop material palettes that are consistent with the concepts and renderings within this Pattern Book. The Home Owners' Association will utilize a landscape architectural consultant to define and create a planting scheme and palette consistent with the renderings and concepts within this Pattern Book.

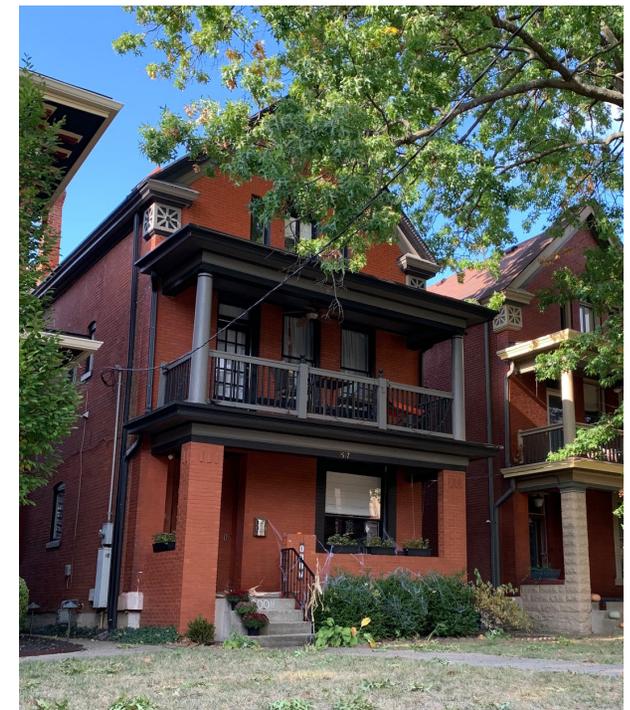
The focus for the architecture for The Cottages is to create a strong sense of community and sense of place that is common to Paristown Pointe, Germantown and Smoketown, surrounding neighborhoods. Key to the architecture represented at The Cottages is using the design as a vehicle of creating a sense of community – the front porch. As declared in “The Evolution of the American Front Porch, The Study of an American Cultural Object”, the American front porch represented the ideal of community in America. The front porch existed as a zone between the public and the private, an area that could be shared between the sanctity of the home and the community outside. It is an area where interaction with the community could take place. This culture is one that is prevalent in the surrounding neighborhoods that The Cottages desires to further enhance.



Neighborhood Precedent - Stacked Porches, Railings, Gabled Roof and Gabled Windows



Proposed View of the Cottages - Siding, Roof



Neighborhood Residential Unit with Stacked Front Porches and Railings

6. Site and Building Design Guidelines

The outdoor living spaces on the residences will create a natural protection for solar heat exposure, add additional living space, increase the social activity on The Green of The Cottages and will also increase the curb appeal from Vine Street and the surrounding alleys.

The materiality of The Cottages architecture is consistent with the surrounding neighborhoods with the utilization of siding. Gabled roofs, also seen consistently in Paristown and Germantown will also be used at The Cottages and will be complimentary of the existing building stock's character. Two story homes at The Cottages, a common means to best utilize land coverage without compromising livable spaces, are also prevalent in the surrounding Highlands neighborhoods and add to the architectural diversity of Paristown and Germantown.

Building Materials utilized at The Cottages shall be as conceptualized in the building renderings accompanying The Cottages Pattern Book shall be as follows:

Exterior Building Facades: Fiber Cement Horizontal Siding – factory color application

Roof Materials: Standing Seam Aluminum – factory color application

Windows: Aluminum Clad Wood Double Hung – 1 over 1 with Wood painted shutters

Exterior Doors: Fiberglass composite door system with Low -E glass and compatible side full-height windows (factory applied colors) – matching color and compatible screen and storm doors allowable



Neighborhood Precedent of Commonly used Gables, Windows and Siding



The Green at The Cottages - Conceptual Rendering of Open Space and Residential Community Building



Common use of Horizontal Siding in Surrounding Neighborhood

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The Cottages on Vine

Planned Development

November 7, 2022

