

Development Review Committee

Staff Report

September 5, 2018



Case No:	18DEVPLAN1062
Project Name:	Tyler Park CFR
Location:	1501 Castlewood Avenue
Owner(s)/Applicant:	Jason Canuel – Louisville Parks and Recreation
Representative(s):	Liz Piper – Element Design
Project Area/Size:	9.3 +/- Acres
Zoning:	R - 1
Form District:	Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	8 – Brandon Coan
Case Manager:	Chris French, AICP, Planning Supervisor

REQUEST

- Community Facility Review for the proposed additions, alterations, and rehabilitation of facilities within Tyler Park.

CASE SUMMARY/BACKGROUND

The 2018 Master Plan update process has included a review of design decisions made during 2009. Additional historical information has been found and organized by the Olmsted Parks Conservancy (OPC) and was reviewed as part of the process. Additional design concepts were explored and reviewed with representatives from Parks and OPC. Proposed updates to the Master Plan were informed by the previous public input process, newly available historical information, updated cost information and budgetary constraints, and constructability (location of utilities, existing facility conditions, etc.).

Planned recommendations include rehabilitation of all the tennis courts, including pavements, fencing, nets and striping, and reconfiguration of the double court to be a multi-sport court for greater variety of use. Select portions of asphalt trail will be re-graded for ADA accessibility, and one new segment added to improve intra-park connectivity. The parking area at Castlewood and Tyler Park Drive is recommended for a small expansion to provide additional ADA parking. An entrance reconfiguration would improve safety for the park's only vehicular entrance and simplify the adjacent street intersection. This would also provide a safer location for the nearby bus stop which is currently located in the island of the existing intersection.

The 2009 Master Plan proposed a 25-person shelter. The 2018 Update proposes that shelter become a multi-use pavilion that will function as a picnic area as well as special event space for concerts or other special occasions. The existing bathroom, which currently provides special event space in the attached shelter, will be demolished and replaced with a new bathroom building that also houses plumbing and equipment for the proposed spray ground.

The existing spray ground and playground are recommended for removal and the uses relocated outside of the oval path surrounding the event lawn. This supports the original design intent for an open multi-purpose lawn. The new playground and spray ground are proposed for the area between the bathroom and bridge, just outside of the walking path, and will include picnic areas and seating options. The total play and spray area will be expanded by about 1000 SF.

Additional upgrades to seating and picnic areas are proposed for both tennis court areas. The seating and picnic area at the double court will be expanded and improved to prevent erosion and provide more seating options. The seating area at the 4-court complex will be relocated out of an area that experiences standing water during major rain events. The new seating area will include a large picnic area, seat walls, and new benches. Some of the existing picnic areas are also recommended for removal.

Basic improvements to storm water management are recommended but will be designed during subsequent design phases. Potential rain garden and infiltration areas are indicated. The park experiences significant amounts of run-off during rain events, especially from surrounding properties. Goals should be to reduce flows and help improve water quality prior to it entering the combined sewer system. Rain garden locations were identified in areas that naturally allow for water to be captured and treated before entering the nearest existing inlet.

Community feedback was taken into consideration and several plan changes were made in response. The double tennis court will remain as is, only receiving repairs including new surfacing and fence. The set of four tennis courts will have surface repairs and be restriped as a multi-sport court. Two tennis courts will be realigned 90 degrees from the current orientation. Two pickle ball courts and a half-court basketball court will replace the other two existing tennis courts. The existing walk by the proposed play and spray area is realigned to allow for a larger play, spray and picnic area.

A final meeting with the Tyler Park Neighborhood Association was held on June 28th to review the plan changes and receive final input. There was general agreement and appreciation for the changes made to reflect feedback at the public meeting.

STAFF FINDING / RECOMMENDATION

The review of a Community Facility Review (CFR) Development Plan for the proposed additions, alterations, and rehabilitation for Tyler Park are within the intent of the Comprehensive Plan goals, objectives, and policies listed below.

Cornerstone 2020 (Comprehensive Plan) states the following:

Form Districts - Traditional Neighborhood Goal C2.6 – Open Space: Encourage a variety of open spaces (e.g., playgrounds, parks, squares, or greenways) for public gathering places or recreation that are consistent with the pattern of the form district and meeting the needs of residents and have appropriate maintenance plans.

Public Space and Parks

Goal H1 Recreation – Objectives

H1.1 - Provide a network of parks of varying sizes and functions equitably distributed throughout Jefferson County.

H1.2 - Ensure that people of all interests, age groups, and abilities have ready access to the recreational, cultural, and leisure facilities and programs of their choice.

Goal H3 Open Space - Objectives

H3.2 - Preserve and restore cultural resources as part of the parks and open space system.

Community Form/Land Use Guideline 5 – Natural Areas and Scenic and Historic Resources

Policies A. 2 – Historic Resources, Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, bulk, scale, architecture and placement when located within the impact area of such resources.

Policies A.4 - Preservation and Reuse of Historic Sites, Encourage preservation and use or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by Jefferson County Historic Landmarks and Preservation Districts Commission or the Louisville Landmarks Commission or other national, state or local government historic preservation agencies.

TECHNICAL REVIEW

Tyler Park Master Plan (October 2010) was reviewed.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (LDC August 2017a)
Comprehensive Plan (Cornerstone 2020)

REQUIRED ACTIONS

- **Approve/Deny** – Community Facility Review for the proposed additions, alterations, and rehabilitation of facilities within Tyler Park.

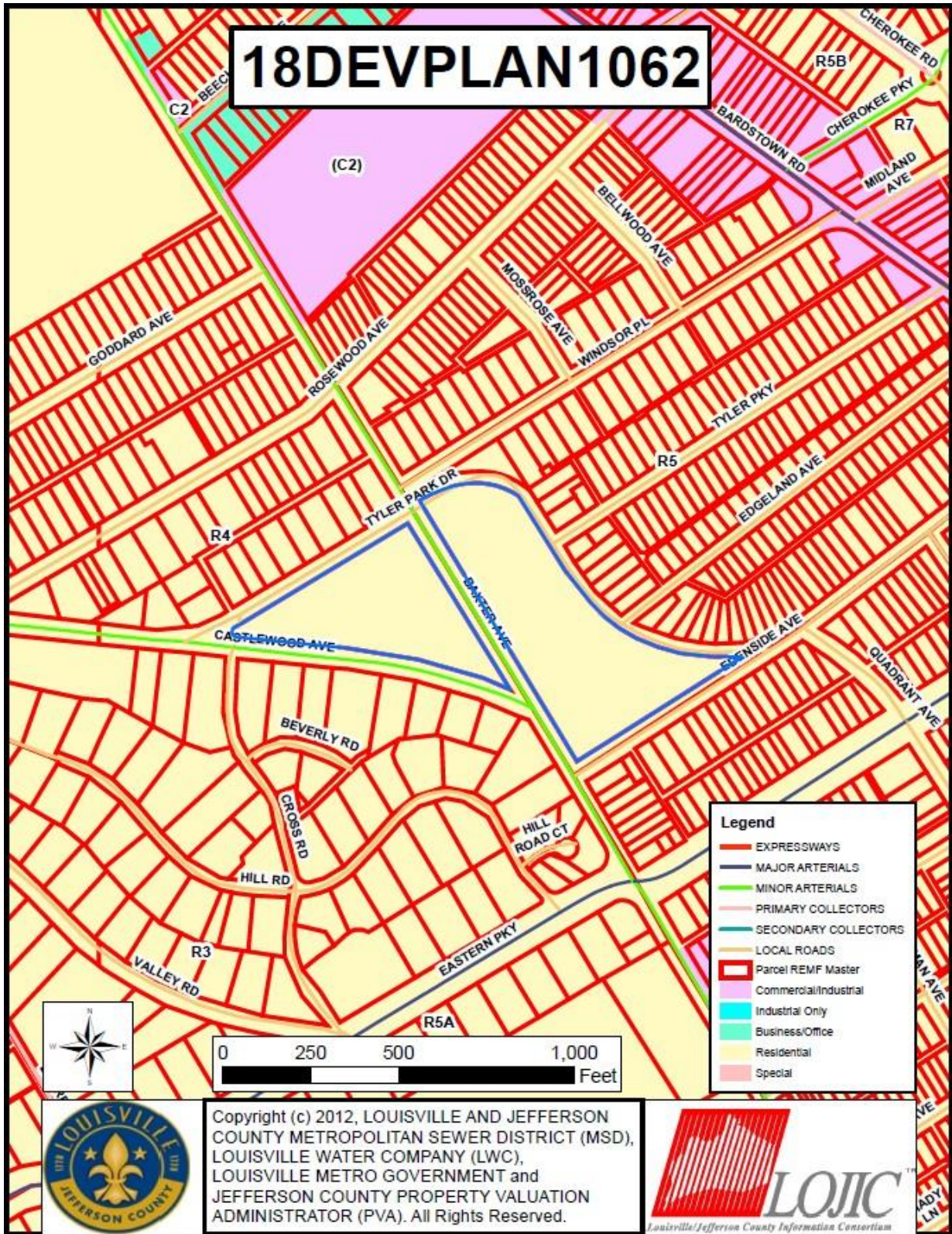
NOTIFICATION

Date	Purpose of Notice	Recipients
July 30, 2018	Hearing before DRC August 20, 2018	1 st tier adjoining property owners Subscribers of Council District 8 Notification of Development Proposals

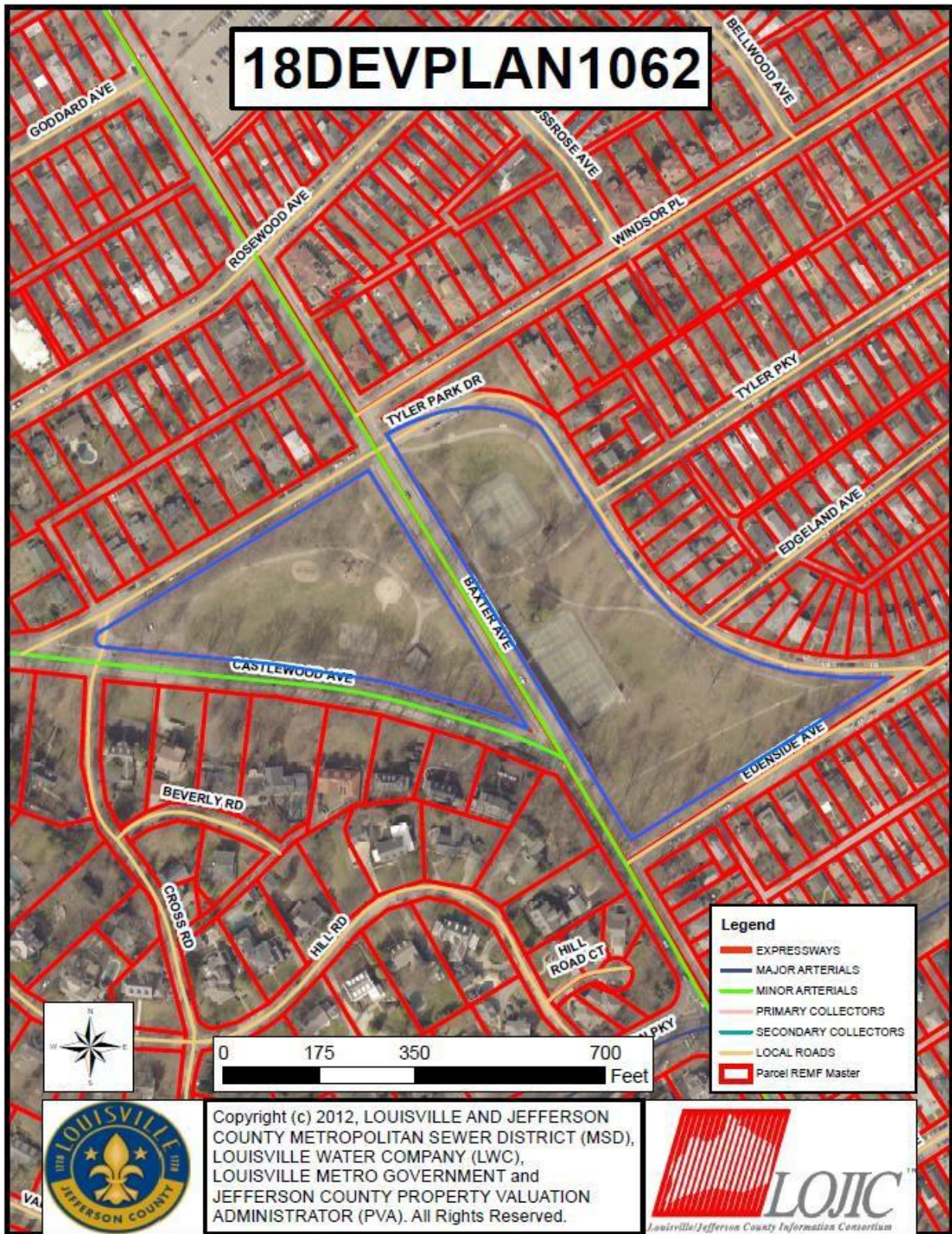
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan

1. **Zoning Map**



2. Aerial Photograph



3. **Site Plan**

