

Fairdale Village Center Plan

Case Manager: Kendal Baker, AICP Docket No: 18NEIGHPLAN1005 & 15NEIGHPLAN1006 Public Hearing: December 6, 2018 Metro Council Committee: January 29, 2019



DEPARTMENT OF DEVELOP LOUISVILLE LOUISVILLE FORWARD

BACKGROUND

Plan initiated at the request of Councilwoman Vicki Welch, District 13

Plan managed through Louisville Metro Office of Advanced Planning

A Review Committee, consisting of seven community stakeholders, was assembled to provide input and advise the process

Taylor Siefker Williams Design Group and BTM were selected as consultants to assist with development of plan

BACKGROUND

The Fairdale Village Center Plan emerged from the Fairdale Neighborhood Plan, which was adopted by Metro Council in 2006.

Original Neighborhood Plan has seen significant implementation, including an area-wide form district rezoning; also, the roundabout at the intersection of W. Manslick, Fairdale, Mitchell Hill and Mt Holly is a result of the plan.

The goal of the Village Center Plan was to further build upon the neighborhood plan, focusing on recommendations to improve the Village Center in Fairdale. The Vison Statement for the original Fairdale Neighborhood Plan, guided the development of the Fairdale Village Center Plan:

In the year 2020 Fairdale has a true village feel and atmosphere, serving as the gateway to the Jefferson Memorial Forest. The outlying village area will consist of residences designed to complement the rural and scenic areas surrounding the forest. New developments will exhibit innovative design features in order to preserve and enhance the rural character, protect the sensitive environmental features and to protect the unique open space areas found in this part of Metro Louisville. The defined village center of Fairdale creates the heart of the village. The Village Center includes a mixture of commercial, office, residential, schools and other neighborhood supporting uses within easy walking distances to most residents. A supportive transportation system provides sufficient access for parking, while providing for an attractive and safe pedestrian and bicycle friendly environment through linking recreational trails, walking paths and sidewalks to all residents and visitors alike. The community, by capitalizing on these assets and its location will offer the essential elements for maintaining and enhancing the quality of life for current and future generations.

Gateway to the Forest FAIRDALE VILLAGE CENTER PLAN



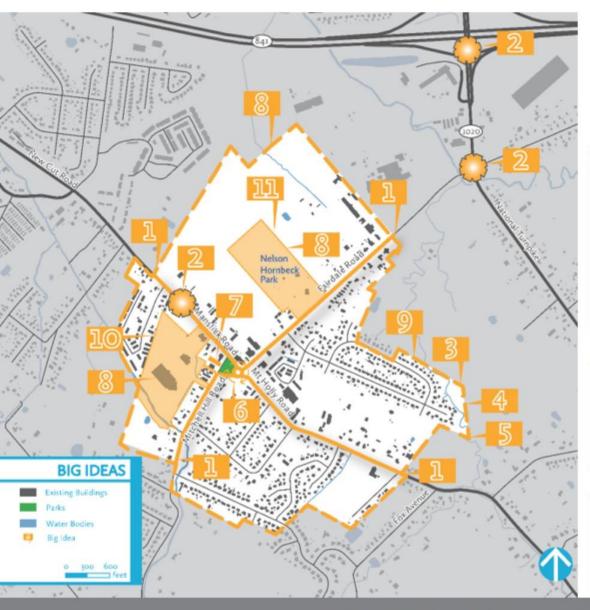






PUBLIC ENGAGEMENT

- Business Association Meeting
- Public Workshop
- Stakeholder Meeting 1
- Stakeholder Meeting 2
- Draft Plan Open House



BIG IDEAS FOR FAIRDALE

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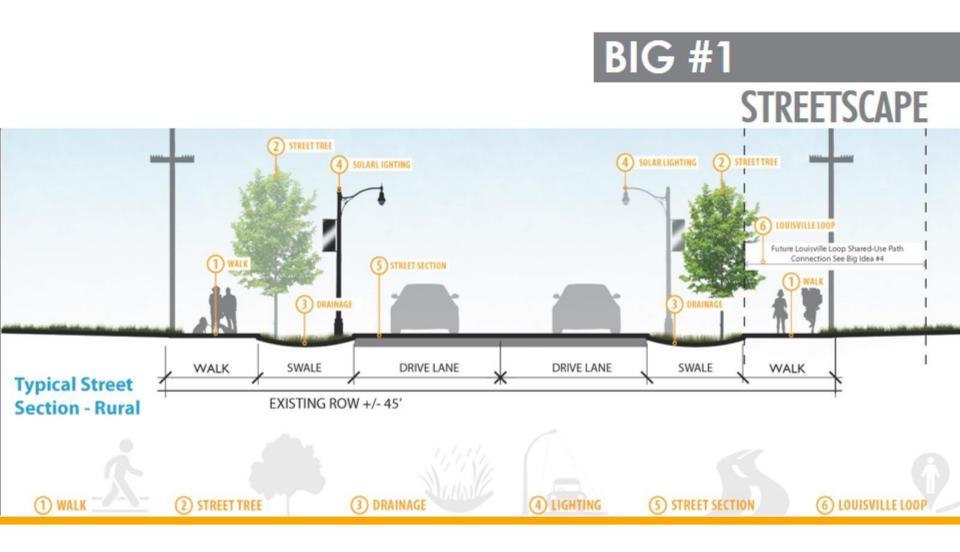
- STREETSCAPE
- 2. GATEWAYS
- 3. WAYFINDING
- 4. CONNECT TO THE LOUISVILLE
 - LOOP & FOREST
- 5. TARC CONNECTION

IDENTITY AND PLACEMAKING

- 6. VILLAGE GREEN CONNCETION
- 7. ROUNDABOUT IMPROVEMENTS
- 8. PUBLIC ART

GATEWAYS AND CONNECTIONS

- 9. DESIGN STANDARDS
- 10, CIVIC CAMPUS
- 11. PARK IMPROVEMENTS





Example of paint on overpass to create artistic gateway entrance. Gateways at the Gene Synder should direct visitors towards Fairdale Village Center and the Jefferson Memorial Forest.



Small Vehicular Gateways could help reinforce a sense of arrival at secondary access points into the Village Center



An archway or other vertical element can help signal a "sense of arrival" into the Village Center



Interpretive signage is an opportunity to share the history and heritage of Fairdale with residents and visitors

Pedestrian Signage can help direct those of foot to local destinations and businesses



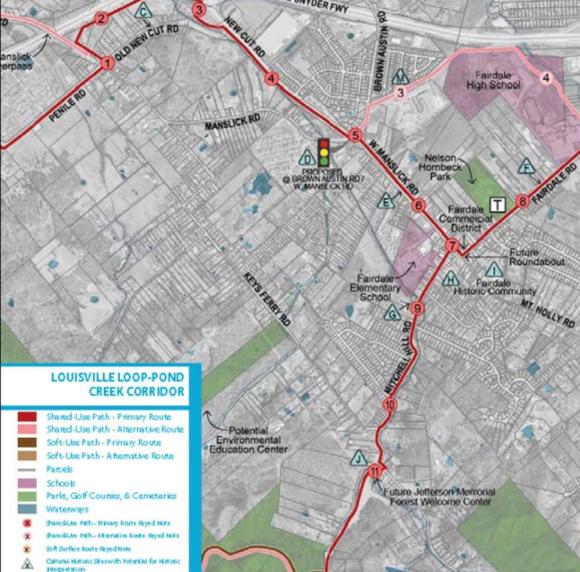
Vehicular Cultural Signage should be easily seen by passing motorists and help direct them to destinations



BIG #3

WAYFINDING

Promotional Banners can be rotated to celebrate and advertise special events



F

Proposed Thail head

BIG #4 CONNECT TO THE LOUISVILLE LOOP & FOREST

ATIO

FAIRDALE VILLAGE CENTER PLAN

Jefferson Me.

Forest

@ Jefferson Memorial Forest

Welcome Center



TARC Hybrid Bus - 2010



Bus shelters are sometimes customized to provide a unique identity that celebrates community. Shown here: Bus Stop - Shelby Park, Louisville, KY



Example Bus Station - Bus service works best with other facilities like a bus shelter and seating





ROUNDABOUT IMPROVEMENTS

The newly constructed roundabout is the center point of the Village Center and is a strong visual at the intersection between the two primary access points of Fairdale Road and W. Manslick Road. Currently, the roundabout has an asphalt center which does not effectively serve as a visual to signal a sense of arrival.



Given the four primary roads that feed into the roundabout, a mural could be designed to respond to each of these connections, such as the Burke Season Cycle Roundabout shown above.

More playful patterns could also be explored to create more of a unified visual at the center.

ADOPTED NO



Sculptural art pieces can be a strong reference to local heritage and culture. An interpretive sculture could be commissioned within the Village Center to celebrate the connection to the Jefferson Memorial Forest or other significant sources of civic pride.



Art can also be utilized to celebrate local values such as diversity and inclusivity.

Public Art can also be utilized to celebrate members of the community who have made a significant impact on Fairdale.

BIG #9 DESIGN STANDARDS



With buildings close to and oriented towards the street, the setback drives and establishes a pattern of development which creates consistency in the Village Center. The consistency and continuity in the building setback reinforces a sense of place.



Orienting parking to the rear and sides of buildings allows a pedestian-friendly design. Buildings can be pulled to the street frontage with direct sidewalk access. Shared amenities also reduce impervious pavement in areas with drainage concerns as well as reducing curb cuts which lead to conflict points.



Architectural patterns and building design elements reinforce the feel and character of the Wilage Center. The facades are articulated for pedestrian level interest and preserve elements of the existing community.

Streetscape elements such as street trees, lighting, furniture

and sidewalks produce an experience unique to the Village

Center. Many of the elements create a rhythm that works in

orientation to the corridors.

tandem with the building design and fosters a safe pedestrian

The height of buildings within the Village Centre create an appropriate street-level an appropriate street level scale. A typical one to two story traditional building height pattern cobesively integrates new and existing developments.



Guidelines promote consistent, well-proportioned and thoughtfully located signage along street frontages. They can also create standards for wayfinding elements that give brand awareness to visitors coming into the Village Center.



SENSE OF PLACE

Design Standards through the implementation of a PDD is a tool to promote development to reflect the "Fairdale Feel". The "Fairdale Feel" is also referred to as creating a sense of place. A strong sense of place is reflective of the unique character of the community and tells visitors that they are in a special place unlike any other.

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BIG #10 CIVIC CAMPUS

BIG #11 PARK IMPROVEMENTS





Park shelters are a popular features and provide a shaded gathering space that are often located around other park features.



Play grounds can be built to provide play opportunities for different ages and abilities



Open lawn and picnic areas provide a relaxing gathering space



park should consider updating and expanding the splash park to include larger and more

dynamic spray features that would expand the use to a greater number of people.

Parks are a great place to show case public art as an expression of the community.



Walking paths are often the most popular feature at parks. Nelson Hombeck Park has the opportunity to expand the existing walks into a larger area and provide a walking loop around the park.

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IMPLEMENTATION TABLE

Staff Findings Cornerstone 2020 Comprehensive Plan

Guideline 1 Guideline 2 Guideline 3 Guideline 4 Guideline 5 Guideline 6 Guideline 7 Guideline 9 Guideline 12 Guideline 13 Guideline 15

Community Form Centers Compatibility **Open Space** Natural Areas and Scenic and Historic Resources Economic Development and Sustainability Circulation **Bicycle**, Pedestrian and Transit Air Quality Landscape Character **Community Facilities**

Staff Findings Plan 2040 Comprehensive Plan

Community Form Goal 1 Community Form Community Form Goal 2 Centers Community Form Goal 5 Art and Creativity Mobility Goal 2 Safe, and Accessible Transportation Mobility Goal 3 Connectivity Community Facilities Goal 3 Compatibility Livability Goal 4 Sustainability and Resilience

NOTIFICATION

Date	Purpose of Notice	Recipients
		Subscribers of Council District 12 Notification of Development Proposals
	Hearing before Planning Commission	Legal Advertisement in the Courier Journal

PLANNING COMMISSION ACTIONS

1. **18NEIGHPLAN1005**

Recommended to Metro Council Approval of Fairdale Village Center Plan

2. 18NEIGHPLAN1006 Recommended to Metro Council Approval of Executive Summary as an Amendment to Cornerstone 2020 and Plan 2040 -

