

Appendices

Appendix A - Planning Workshop

Following the SWOT analysis exercise, the SoBro Task Force utilized its next monthly meeting to generate ideas and implementation strategies for area-wide redevelopment. The neighborhood was divided into three areas and task force members, planning consulting staff and invited neighborhood residents/stakeholders formed into groups for each area. The following summaries of each group's brainstorming recommendations represent the breadth and depth of not only SoBro's existing neighborhood challenges but also the forward-looking thinking that could improve its quality-of-life in the future. It should be noted that these suggestions, while born of well-considered and thoughtful insights may or may not be included in the final set of recommendations set forth by this plan. However, their inclusion in this "Process" section of the plan report helps to fully document the enormous amount of effort put forth by the task force and range of creative thinking that was taken into consideration as the final list of potential strategic next steps was finalized.

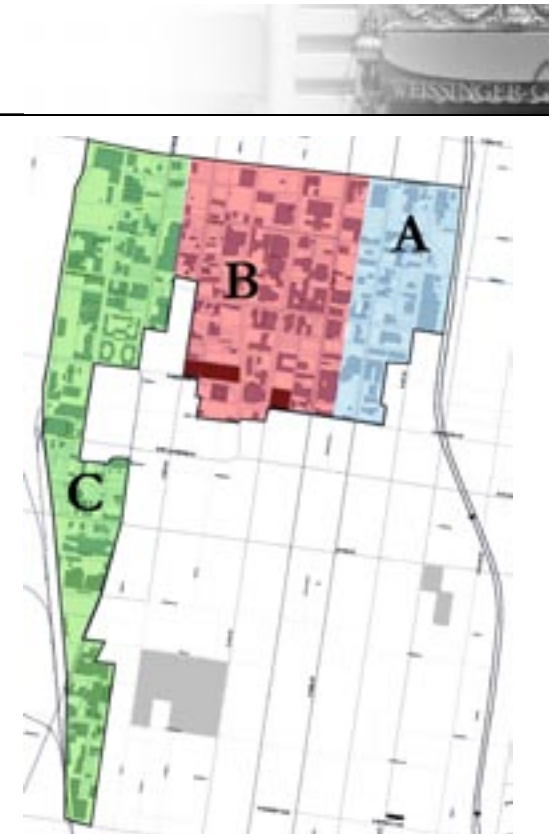
Area A (Broadway on the north, I-65 on the east, Kentucky Street on the south and mid-block between 2nd and 3rd Streets on the west)

Broadway

- Mixed-use with at-grade retail and building-incorporated parking
- Higher-density, high-rise development

Kroger block (2nd Street, 3rd Street, Breckenridge and Kentucky)

- Investigate conversion of all streets to two-way traffic
- Develop mixed-use commercial and residential
- New buildings to be mid-rise, with first-floor commercial, upper-floor residential and off-street parking in rear
- Investigate public-sector investment for land purchase and assembly



SoBro Area Map

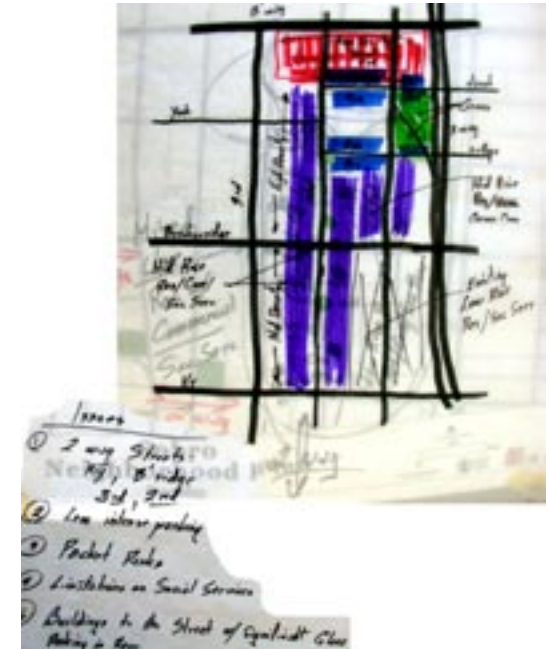
I-65 Shoulder

- Develop low-mid rise residential facing College and Jacob Streets
- Develop mixed-use residential/commercial along 1st Street
- Re-zone existing M-3 parcel to C-2 or R-8 when appropriate?
- Investigate the possibility of a parking structure on S. Third Street behind the Weissinger/Gaulbert Building
- Modify parking requirements to recognize that an urban neighborhood requires lower parking ratios
- Introduce pocket parks and the “greening” of rights-of-way

Area B (Broadway on the north, mid-block between 2nd and 3rd Streets on the east, Kentucky on the south and mid-block between 6th and 7th Streets on the west)

Land Use, Zoning and Miscellaneous Recommendations

- Create an atmosphere to encourage residential and mixed-use development
- Appearance of excess surface parking, consider the possibility of a shared-parking strategy with existing major institutions
- Redesign surface parking to mitigate its street deadening effects.
- Provide street liner buildings and street face landscape buffering
- Restore two-way streets for pedestrian safety, mobility and retail support
- Include SoBro in the current Metro Department of Planning and Design Services’ historic structure survey
- Extend the downtown overlay district design guidelines to SoBro, incorporating SoBro-specific guidelines
- Phase the burial of overhead power and communication lines



Area A work group composite sketch



Todd Schmiedeler, Gary Kleier and Jack Trawick discuss Area A

- Consider the implementation of Tax Increment Financing to encourage development
- Recommend rezoning changes to encourage mixed-use development where appropriate and to protect mixed-use development from unsupportive uses. (e.g. current Office zoning should be expanded to include commercial land uses and industrial-zoned parcels should be studied for possible rezoning that would permit residential.)
- All future rezoning in the core of SoBro should permit the greatest mixed-use development opportunities, with all parcels allowing residential use.

Greening

- The “greening” of SoBro should be done in such a way that it can accommodate the needs of SoBro’s educational institutions while at the same time contributing to the public and resident’s needs and the vitalization of street life and neighborhood vitality.
- Extend the 3rd Street tree-lined boulevard character northward through SoBro to Broadway.
- Consider a public-private effort with Presentation Academy and Spalding University to provide an on-campus greenway utilizing Library Lane which runs north-south between 3rd and 4th Streets.

Area C (The western portion of SoBro, sometimes referred to as either the “dogleg” or the “panhandle”, that generally extends from 7th to 9th Streets, and from Broadway all the way south to Hill Street)

- Investigate the appropriateness of designating this area to be a Planned Development District.
- Initiate a transportation study, that would coordinate with current planning efforts in the Park Hill Corridor to the west of 9th Street, for the purpose of improving vehicular access to the many businesses in this area of SoBro while protecting the more residential areas of SoBro and Old Louisville from commercial vehicle intrusions
- Create a program of public/private incentives to assist business owners in the upgrading of their surface storage areas throughout this part of SoBro.



Area B work group composite sketch



Area B work group

-
- Develop a set of enforceable and implementable streetscape design guidelines to encourage compatibility of this area with the residential areas of Old Louisville to the east. Special consideration should be made for making this part of SoBro more pedestrian friendly.



Area C work group composite sketch



Area C work group



Appendix B - Resources

Downtown Development Plan, September 2002

<http://www.downtowndevelopmentcorp.org/>

LDC Zoning and Planned Development District (PDD) Information

http://www.louisvilleky.gov/NR/ronlyres/9FF50744-2393-49D2-A464-FD78EA390BF9/0/LDCjuly04_CH2.pdf

LDC Form District Information

http://www.louisvilleky.gov/NR/ronlyres/EF55095A-D401-4793-8817-D2EEBA0FC9C5/0/LDCjuly04_CH5.pdf

Zimmerman/Volk Study

<http://www.downtowndevelopmentcorp.org/files/Sobro05-05.pdf>

Appendix C - Urban Design Studio Project: "The Pieces of the City, Evolution or Intervention"

In terms of building mass, the SoBro area has become mostly open space and 70% of its land currently used for surface parking. SoBro, therefore, is suffering a certain lack of urban substance in terms of building density and in terms of urban exterior and exterior spaces. This study of SoBro, includes investigation of new urban form, urban elements, organization of urban space, the problem of scale, change, growth and culture, relationships between the buildings, urban meaning, use and social planning.

The SoBro study concluded that the area has significant potential. Its weaknesses could be eliminated through simple design methods. Gateways, stronger corners, and the continuation and connectivity of streets and pedestrian sidewalks are examples of steps to take toward revitalization. There are also possibilities for Green Development zones that could be educational and environmental for the community. Sustainable design relates not only to buildings but to programs which assist neighborhoods and people to become stewards of the area. The study involves the infill or completion of eroded texture, and figural invention within the framework of an intact urban texture.

Principles

The three main principles for creating a strong urban form are simple. First, urban character and density must be created. The street wall must be defined and built in a way that is characteristic of older historic districts. Buildings may exhibit a relationship to the street with well proportioned windows and doorways facing prominently to the street. Buildings should be articulated with tastefully designed patterns and details which delight the viewer.

Secondly, a consistent scale, spacing and massing should be applied for groups of buildings, streets, precincts, and blocks of buildings. Groups of buildings should be gathered together and designed as ensembles or cluster sets and subsets. Landscaping and grounds should be made in a way that enhances the connection of buildings and groups of buildings.

Thirdly, buildings should be situated and composed such that they surprise the viewer. Variety is the spice of life, so variety should exist within each ensemble of urban forms and through-



out SoBro. For example, naming of an ensemble group, a street or block- sets the tone for a neighborhood. Variety in building form should also mean variety in the way buildings are used. Flexibility in zoning encourages a variety of possibilities for the use of building and Variety of uses are encourages in a building with some restrictions as required.

Significant Conclusions

SoBro is centrally located between the downtown business district and historic Old Louisville and should develop as a transitional urban form between these two areas. In general, the SoBro urban form should be this: fill in building mass completely at the corners of each block and along the street as much as possible. The infill condition should compliment the patterns suggested by the local scale of urban contributing building stock. Special attention should be given to architectural details along with the streetscape which together define the urban character of the neighborhood. The long blocks running north south should be broken down into smaller block sizes if possible. Traffic patterns should be made two-way and should be slowed to become safer and more conducive to a pedestrian friendly environment. At least one major public interior open space and a major public building should be proposed in each distinct area of Sobro. Where housing is proposed, it has to be of a highly urban character, with shops and offices on the lower level in a manner common to nineteenth and early twentieth century building type in the area. Parking should be located in the middle of the block or in parking structures with commercial on the street level. Pedestrian alleys with muse garage apartments or carriage house plans should be considered in some locations particularly along Crystal alley and Library Lane. Inwardly focused housing/garden courts similar to Floral Terrace and Ormsby Court should be considered in places adjacent to manufacturing and industrial work places that lack visual appeal. Visual screens should be proposed with streetscape to further soften existing buildings and storage yards that lack urban character. Visual screening will be most beneficial for the blocks between 7th and 9th street in the southern part of SoBro that contain a mixture of residential, industrial and vacant properties. The area along the western edge of the site stretching down to Hill Street is particularly challenging because of its immediate proximity to Old Louisville to the east and to the historic industrial corridor to the west. Readapting old industrial buildings and sites for other uses should be encouraged. Additionally, there are also possibilities for sustainable design integrated into the new development that could be educational and environmental for the community.





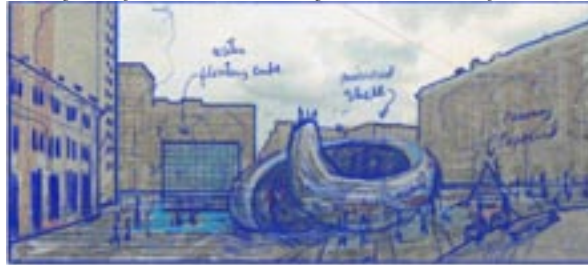
Conceptual Drawings

The following images were produced from the students participating in the Urban Design Studio project. The renderings represent conceptual infill projects from various sections of the SoBro. The bottom image is a current condition and the top the conceptual infill development. These images and many other conceptual design images will be incorporated into the “Pieces of the City, Evolution or Intervention” document produced by the Urban Design Studio.

View south from 4th and Broadway



Library Plaza Third and Broadway New Public Plaza



Library Lane looking at 3rd and York



Southwest corner of 2nd and Kentucky



Pedestrian bridge over 9th street at Myrtle



View from 7th and Dumini



Acknowledgements



Meeting Space Provided by:

Spalding University

Holiday Inn Louisville Downtown, 120 West Broadway

Christian Care Communities - Louisville

Downtown Development Corporation

Urban Design Studio

Additional Contributions Provided by:

Mark O'Bryan, AIA

Graham Gordon

Joe Bishof

Hilary Shea

Patrick Piuma

Jessica Tennill

Mike Snowden