



NORTH IROQUOIS NEIGHBORHOOD

Master Plan 2010

VISION STATEMENT



The North Iroquois Neighborhood is a diverse, livable and established neighborhood that serves a destination for its residents and those of adjacent neighborhoods.

The area provides a safe, pedestrian-friendly community with access to community services, schools, parks and businesses.

The neighborhood is a close-knit and well-connected patchwork of mixed-use development, commercial, residential and green spaces clearly identified by gateways.




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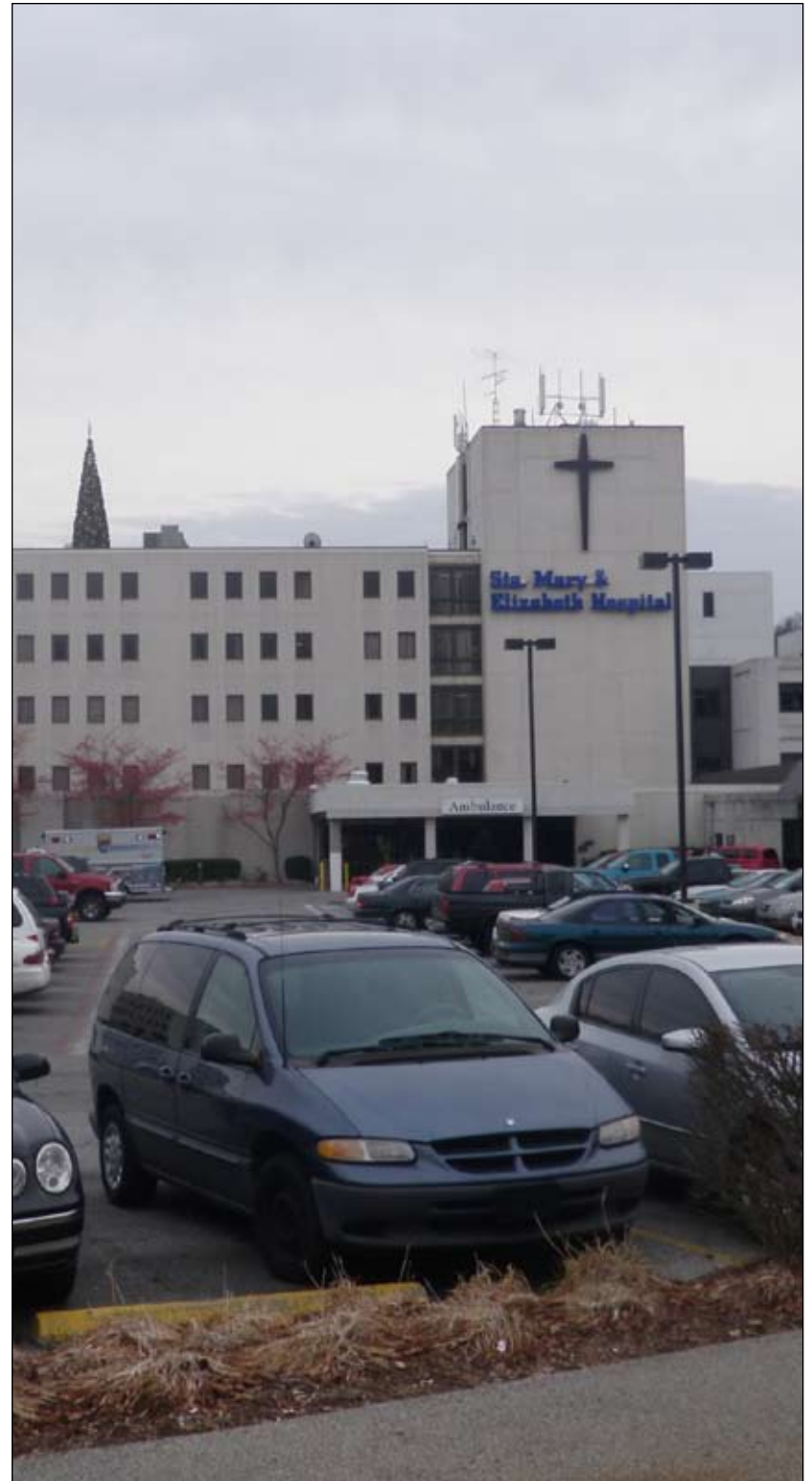
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**EXECUTIVE SUMMARY
DEMOGRAPHICS & HISTORY**

EXECUTIVE SUMMARY



Above: Hazelwood Shopping Center serves neighborhood needs by providing fresh groceries and produce - it is an asset that needs to be preserved.

Introduction

The North Iroquois Neighborhood Plan is the final deliverable of a Neighborhood Planning Studio course taught by Steven Sizemore, adjunct faculty at the University of Louisville's department of Urban and Public Affairs. The neighborhood was selected because it is ripe for a planning intervention: community stakeholders are engaged, a public housing complex is being demolished, the Metropolitan Sewer District is addressing stormwater and drainage issues and a major commercial corridor is available for redevelopment. Given the host of events likely to shape the neighborhood in the near future, this final plan provides guidance on the land use/form, mobility, housing and environment and open space as these elements relate to the urban form of the neighborhood.

Summary of Issues

The Neighborhood Planning Studio course held a visioning session with leaders in the North Iroquois Neighborhood. During that session, the neighborhood leaders identified real and perceived issues; after conducting more research, planning students identified and explored four problems:

- (1) A lack of safe pedestrian access to community services, including schools, stores and parks, undermines the safety of residents and passersby alike.
- (2) The Taylor Blvd. corridor is neither aesthetically pleasing nor currently best positioned to be an anchor for economic development.
- (3) All the units of Iroquois Homes, a large public housing complex owned by the Louisville Metro Housing Authority, will be vacated and demolished by 2012, opening up the site for reuse and redevelopment.
- (4) The neighborhood does not have a coherent identity and could benefit from the restoration of sense of community.

Study Area Context

The North Iroquois Neighborhood is defined as the community bounded by the Watterson Expressway (I-264) to the north, Iroquois Park to the south, Manslick Road to the west and Peachtree Street to the east. The neighborhood is known to be located in the south side of Louisville, with a sign just off of I-264 identifying it as such.

The neighborhood is bounded by Jacobs Addition to the north, Southern Heights and Kenwood to the east, Auburndale to the south. Historically, the neighborhood has been predominately working class and still retains that character today.

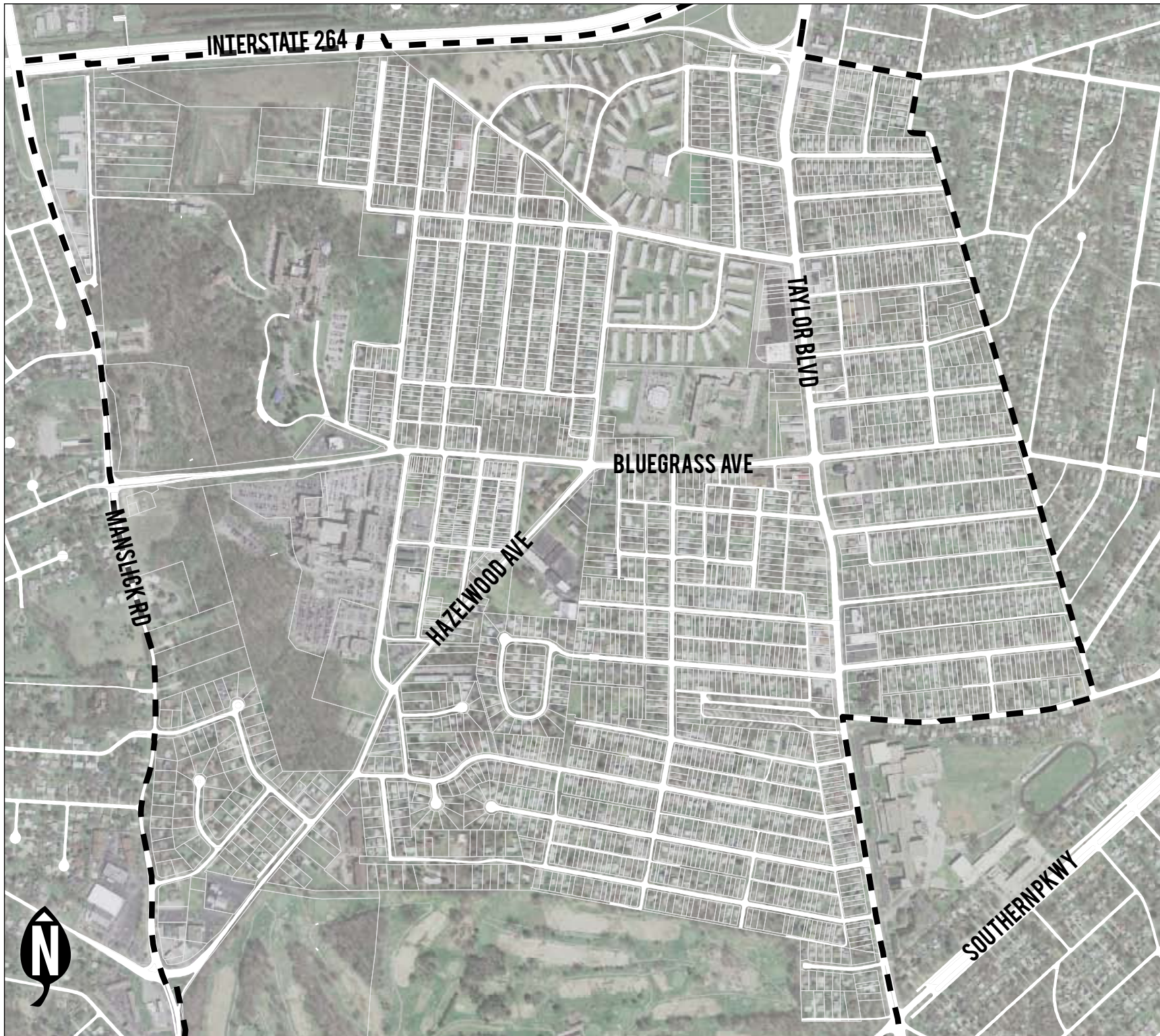


Figure 1

NEIGHBORHOOD BOUNDARY

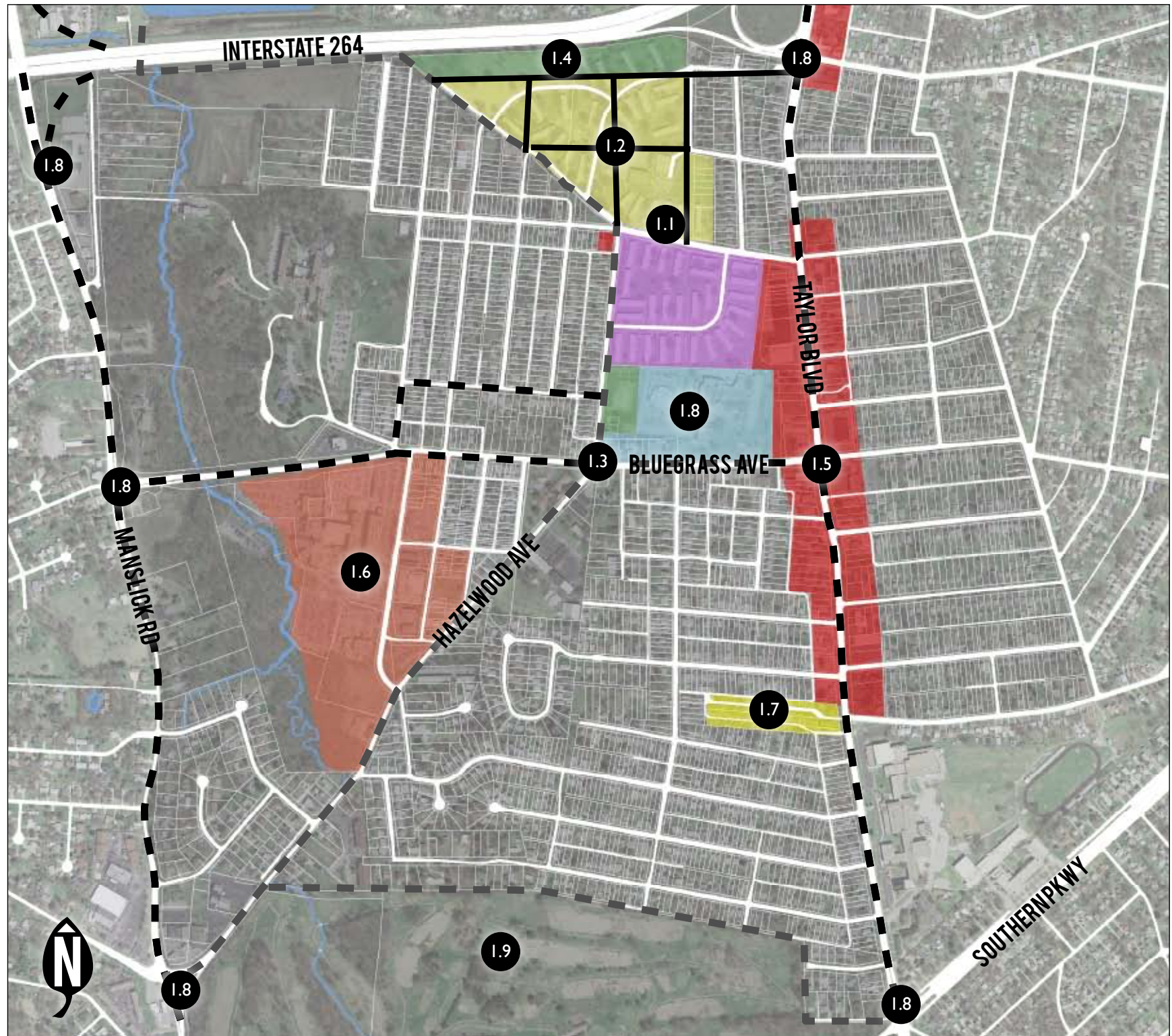
 Neighborhood Boundary

Figure 2

NEIGHBORHOOD REC. SOLUTION

Major Aspects of Rec. Solution

NO.	RECOMMENDATION
I.1	Redevelop the Iroquois Homes site into a LEED Gold Planned Development District (PDD) that promotes Mixed Use, Single Family and Multi-Family Residential
I.2	Reconnect Street Grid in Iroquois Homes Area
I.3	Retrofit and Update Street Network to provide adequate facilities for motorists, cyclists and pedestrians
I.4	Provide New Open Spaces and Enhance Environmental Features
I.5	Establish a Commercial Corridor
I.6	Establish Hospital of Economic Development Zone
I.7	Redevelop Mobile Home Park into Single Family Residential
I.8	Establish Community Centers and Gateways to enhance sense of place, community pride and identity.
I.9	Promote connectivity and enhance presence of Iroquois Park



HISTORY

The history of the North Iroquois neighborhood starts in 1889 when then Mayor Charles D. Jacob purchased 313 acres of land known as Burnt Knob for \$9,000. Jacob also negotiated with landowners between the city and his newly acquired land to secure a 150 foot wide right-of-way for a “Grand Boulevard” which would later become Southern Parkway and after the purchase of the land, Jacob then asked the city to “refund” him the money spent on the land - circumventing the city council in what was very likely an illegal purchase.

But that did not stop the Mayor, as Jacob set about to develop the land into a park. After some minor improvements to the park in 1890, seasonal rains washed away many of the improvements and citizens of the city grew wary of the project, so much so that Jacob’s Park became known locally as “Jacob’s Folly.” With the land in need of attention along with Louisville’s growing wealth, this prompted local business leaders to invite prominent landscape architect Fredrick Law Olmstead to Louisville to pitch the idea of a parks system. When Olmstead first visited Louisville in 1891 he came to present this idea in a speech at the famous Pendennis Club. In his presentation he stressed that while the parks would be expensive to build, the revenue gained from taxes would more than pay for the parks. His plan called for the city to develop 18 city parks to be connected through a series of six parkways, one of the largest parks would be the park built upon Burnt Knob, which is today known as Iroquois Park.

As Iroquois Park was constructed and completed, the North Iroquois community began to fill in the space between the historic city of Louisville and the park. One of the first neighborhoods to develop was an area known as “Jacob’s Addition,” which was probably started before Olmstead even took over the project. The plat of land had several streets laid out in a traditional grid system and became a very attractive suburban neighborhood for its time. Only a few years later, in 1907, the city was plagued by a tuberculosis outbreak and the new Hazelwood Open-Air Tuberculosis Clinic opened, starting the neighborhood’s link to medicine. Soon, other neighborhoods such as Beechmont and Hazelwood, began to develop.

Beechmont is most known for its housing style, the popular craftsman architecture style that has exposed roof gables and a traditional form. While

the development of the Beechmont area was completed at the turn of the century, the neighborhood was not officially annexed by the city of Louisville until the 1920’s. As the study area developed, the park added its signature pavilion in the 1930’s and after World War II, the Iroquois Neighborhood became an escape from the congested inner city.

Not soon after World War II, the neighborhood began to develop the other defining characteristics that are still a part of it today: In 1954, Iroquois Homes, a 72-building, 850-unit public housing project opened, but originally only to whites, in line with segregation laws at the time. In 1956 the US-60 Bypass became a part of the federal interstate system when it was renamed I-264. In 1958, Sts. Mary and Elizabeth Hospital also relocated to the community. At the completion of the hospital, it was lauded for being one of the most modern hospitals in Louisville, complete with air conditioning.

After desegregation in the 1960’s, Iroquois Homes became integrated and began to deteriorate slowly as the environment, white flight and time took its toll on the housing. While the hospital has continued to grow, it still remains the only major hospital in that area of the county, and today the neighborhood has seen an increasingly more ethnically diverse community begin to fill its homes. Iroquois Park is still a staple of the community and lauded as one of the premier parks in Jefferson County.



SOURCE: UNIVERSITY OF LOUISVILLE PHOTOGRAPHIC ARCHIVES

Above: University Archives shows Iroquois Park observation point during 1921. From this point you can view the whole neighborhood, as well as downtown

DEMOGRAPHICS

Introduction

The North Iroquois Neighborhood is a small neighborhood in Louisville, Kentucky. It is comprised of parts of 4 Census Tracts: Tract 43.02 (Block Groups 1, 2, 3), 44 (Block Group 1), 45 (Block Groups 1, 2, 4), and 46 (Block Group 3). These Block Groups incorporate the entirety of the North Iroquois Neighborhood and a sliver of the surrounding area.

- Jefferson County Population - 693,604
- North Iroquois Population - 8,382

The North Iroquois Neighborhood was home to 8,382 residents at the time of the 2000 Census. Though the population has increased in both Jefferson County and Kentucky as a whole, the number of residents in North Iroquois appears to have been in decline since the 1983 Neighborhood Plan was completed.

Housing Stock

In 2000, there were just over 3,400 housing units in the North Iroquois Neighborhood. More than half of these were rental properties. With the continuing demolition of Iroquois Homes, the number of rental properties and housing units as a whole will have decreased since the 2000 Census. The 2010 Census will only reflect a portion of the change as the demolition is ongoing.

Median mortgage prices in the neighborhood were calculated at \$706 per month, with an average home value of \$67,440. The median home sales price in the neighborhood reached a peak at \$77,000 in 2004 entering a period of decline before bottoming out at \$42,000 in 2009. Prices appear to have sharply recovered in the first quarter of 2010 with a median of \$63,750. However, it is to be seen if this is a larger trend or an anomaly in the market. Median gross rent was considerably lower: calculated at \$273 per month. Housing was affordable for most residents, with the average household spending 22% of their income on their mortgage or 25% of their income on rent.

With the 2010 Census yet to be released these numbers should be reviewed as the loss of much of Iroquois Homes is likely to impact many of the demographic figures discussed. Particular review should include the median and mean household income, race, and highest educational attainment. These numbers are likely to have changed with the neighborhood and the removal of Iroquois homes.

Race, Workforce, Income and Education

Two out of three (66%) North Iroquois residents are non-Hispanic whites, and one in four (27%) are African American. While most residents speak English, 8% speak Spanish or another language in their homes, and 2% of households are considered linguistically isolated. The neighborhood has grown increasingly diverse in recent years.

The majority of the North Iroquois workforce (85%) drives or carools to work. Still, 7% of workers take public transportation and 5% walk to their jobs. Though these numbers seem small, they are more than double the county average.

The mean household income in North Iroquois is \$12,068, however the median income is \$24,815. This high median value indicates that a significant number of households earn drastically less than the median which is pulling the mean down. These comparatively low incomes are likely related to educational attainment in the neighborhood. At the time of the 2000 Census, North Iroquois was under-performing on educational attainment compared to Jefferson County as a whole. Thirty-six percent (36%) of North Iroquois residents have not graduated from high school or obtained a GED, compared with 18% of Jefferson County as a whole. Eleven percent (11%) of North Iroquois residents have obtained an advanced degree (associate, bachelor, graduate, or other professional degree), but this is also below the county average (30%).

The vast majority (79%) of North Iroquois residents live in family households. One in eight (12%) live alone. A small fraction (4%) of residents lives in group quarters. North Iroquois is home to more than 850 seniors over the age of 65, many of whom (38%) live alone.

Many people are long-time residents of the community, and just over half (53%) have lived in their homes for five years or more. This is comparable to the migration patterns observed in Jefferson County and in the state as a whole.

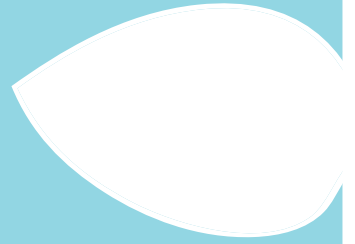
Educational Attainment in North Iroquois

HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT	NORTH IROQUOIS NEIGHBORHOOD	JEFFERSON COUNTY
Less than High School Diploma	1748	84268
High School	1767	134929
Some College	850	103830
Associate Degree	196	25940
Bachelor Degree	217	70793
Graduate/Professional Degree	126	44524

SOURCE: AMERICAN COMMUNITY SURVEY 2008



2



LAND USE & COMMUNITY FORM

LAND USE

Introduction

Cornerstone 2020 Comprehensive Plan and community form are the guiding principles that regulate all of the land use decisions in Louisville. Through a series of form districts, Louisville has defined what it wants specific districts to look like and even more specifically what it wants the respective neighborhoods to look like. The North Iroquois Neighborhood is split between two form districts - Traditional Neighborhood and Neighborhood. These form districts seek to regulate land use decisions and development, maintaining a livable community for all.

Land Use Priorities

Cornerstone 2020 goals include the use of “land use policies as a guide for the location, type and design of future land development, transportation and community facilities.” In order to create a more vibrant and walkable commercial corridor on Taylor Blvd, and redevelop the site of Iroquois Homes, it was critical to understand the land use priorities of the community. The public visioning session and subsequent planning process allowed for the identification of the following priorities:

- Preserve and create areas with land uses that are compatible with and supportive of the neighborhood.
- Improve the overall quality of the commercial corridor by encouraging walkable urban development patterns along the commercial corridor.
- Encourage the development and retention of open spaces for recreational use.
- Support and preserve the identity and existing character of the neighborhood.

Land Use Analysis

The total acreage of the neighborhood is 621.845 acres, not including Iroquois Park or the Iroquois Golf Course. Single family residential makes up 54% of the overall land use and is the dominant continuous land use in the neighborhood. Institutional use makes up 25% of the land use and consists mainly of the Sts. Mary and Elizabeth Hospital facility and the surrounding area. Multi-family residential takes up 59 acres, or nine percent of the total land use in the neighborhood. Most of this multi-family use consists of the Iroquois Homes site, which takes up 34 acres of land and is a solid concentration of multi-family land use in the neighborhood. The total acreage of parks and open spaces is 42 acres, or seven percent of the neighborhood land use. There is a small percentage, only four percent, of commercial use in the neighborhood, located mainly on Taylor Blvd.

Within a quarter mile of the intersection of Taylor Blvd and Bluegrass Ave, there is a balance of commercial land use that supports the neighborhood. Within a half-mile, the commercial use is less dense and turns into single family and institutional uses. One of the region’s major bus routes routinely serves the Taylor Blvd. corridor and there are a number of bus stops within walking distance of the neighborhood. While Iroquois Park to the south is one of the region’s major urban parks, there are no community or neighborhood parks within the neighborhood boundaries. While there is a community park (Wyandotte Park) and a neighborhood park (Watterson Lake Park), each within a mile of the neighborhood center, they are separated from the neighborhood by I-264, creating a barrier to accessibility. There is a vacant public pool immediately west of Hazelwood Elementary. This area could serve as a potential neighborhood park in any redevelopment effort.

The land use within this area is mixed with commercial uses occupying the Taylor Blvd corridor, surrounded by single family detached housing, with some multi-family units located on Taylor, however, most of the multi-family land use within the quarter-mile radius is concentrated in the Iroquois Homes public housing site. Commercial activity and housing density each increase closer to the neighborhood center. There is very limited office use in the quarter-mile shed, as well as in the neighborhood as a whole. The

neighborhood lacks a post office, a bank or credit union, a farmer’s market, and a library. In spite of these deficiencies, the North Iroquois neighborhood functions very well in terms of diversity of land use and compatibility for providing a number of amenities that are accessible to pedestrians and the neighborhood has the potential for a better diversity of use through redevelopment.

There are currently 107 vacant properties in the neighborhood, of these, 22 are vacant lots and 85 are vacant structures. These vacant properties are distributed very evenly throughout the neighborhood and are not clustered in one area. In order to allow for the expansion of Sts. Mary and Elizabeth Hospital, the current zoning around the hospital should be changed to allow for a hospital accessory zone.

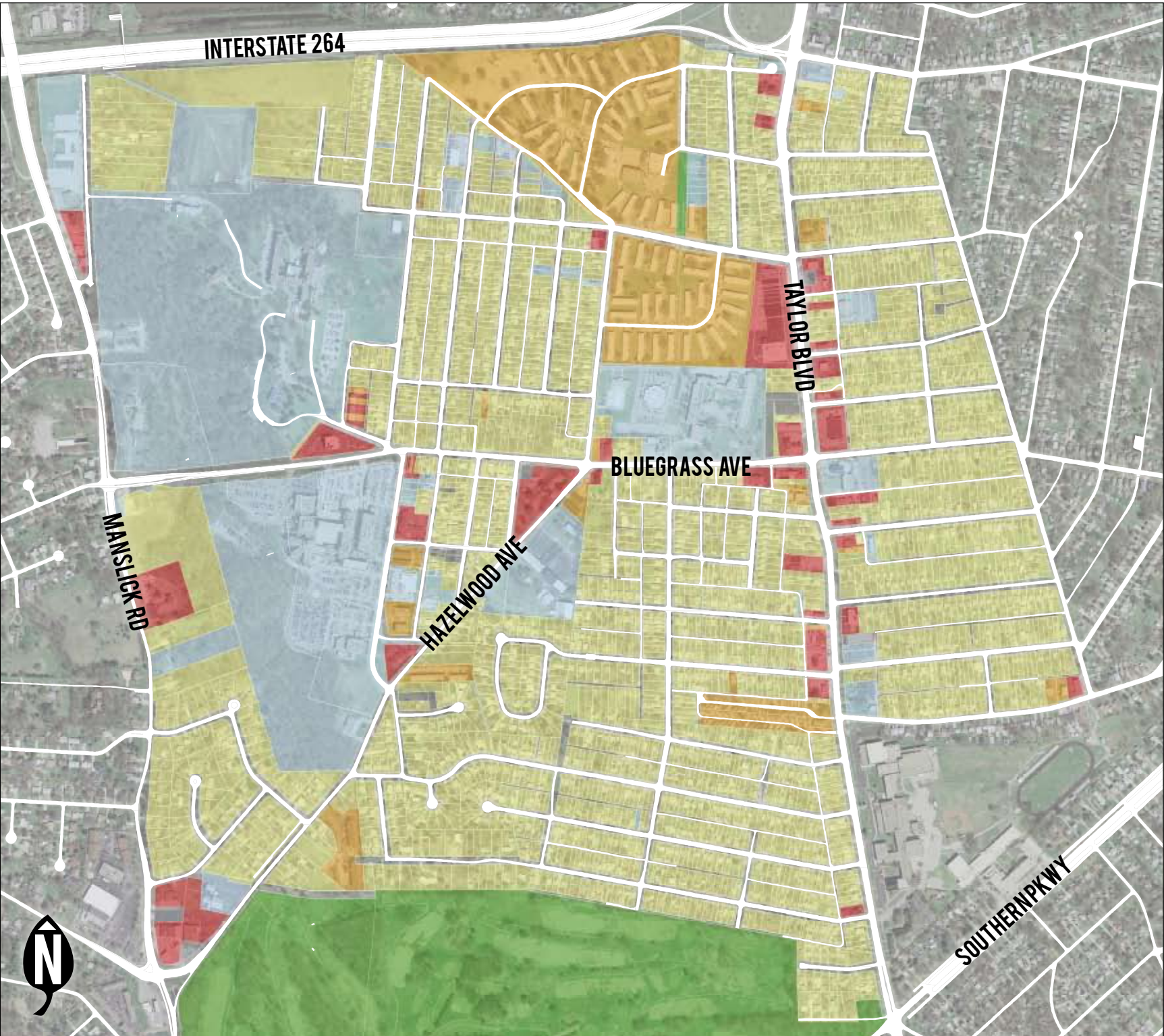
Current Land Use Analysis Chart

Land Use	Acres	Percentage of Land Use
Single Family Residential	334.095	54%
Institutional	156.421	25%
Multi-Family Residential	58.947	9%
Parks and Open Space	42.609	7%
Commercial	26.582	4%
Industrial	3.191	1%

SOURCE: LOJIC

Figure 3

NEIGHBORHOOD CURRENT LAND USE



- Single Family Residential
- Multi Family Residential
- Commercial
- Institutional
- Parkland

COMMUNITY FORM



Above: Community Form is an important part of any neighborhood. Here is the Douglass Loop off of Bardstown Road. This area is in a “Traditional Neighborhood” form district.

Introduction

In 2000, Louisville adopted the Cornerstone 2020 Comprehensive Plan, and developed a two-tiered system of land use regulation, one focusing on the regulation of uses through zoning codes, and a new system of form-based codes that regulates the design of individual structures within the framework of the overall neighborhood design. While zoning regulates the functionality of sites, form-based codes regulate the physicality of sites through form districts used in conjunction with zoning codes.

Community Form Priorities

The stated goal for form district guidelines within the Comprehensive Plan “shall provide general guidelines for the form, location, and level of density or intensity of development that are appropriate for the district.” These guidelines provide regulatory policies that address “building setbacks, height, lot size and area dimensions; relationship of uses and buildings to each other and to the street; open space; street design standards, community facilities, and techniques for buffering disparate land uses as well as for buffering between different types of form districts.” During the visioning session with resident stakeholders, the public participated in a visual preference survey, as well as a good place/bad place analysis, in order to analyze the community form priorities. Through that session, along with the subsequent planning process, the following community form priorities were developed:

- Adhere to a standard of compatibility for new development and redevelopment with nearby existing sites and with the same character as the specialized Form District.
- Create an identifiable commercial corridor at neighborhood gateways
- Create a mixed-use development plaza at the neighborhood center
- Encourage high density, mixed-income, residential development to support new and existing retail.

Community Form Analysis



The North Iroquois Neighborhood is made up the Traditional Neighborhood form district and the Neighborhood Form District. The Traditional Neighborhood is the primary form district and overlays the center of the neighborhood at the Taylor Blvd commercial corridor as well as most of the residential area. This form district creates a more inclusive environment than traditional, single-use zoning by allowing affordable, multi-family housing to be intermixed with single family housing so long as it meets the design standards of the specialized district and is compatible with the nearby sites.

This form district calls for each neighborhood to have an identifiable center and edge. The center should be identified by a multi-use plaza, square, or green, and may contain a mixture of commercial uses, schools, churches, libraries, public space, or other amenities. The center must be located in an area that is accessible by walking, bicycling, and public transit. The neighborhood edge is characterized by a lower density than the center and should be zoned appropriately to allow a gradual transition of density to occur. The North Iroquois Neighborhood’s current zoning and form districts currently provide a basis for this transition and identify of center and edge.

The largest issues facing the North Iroquois Neighborhood is the redevelopment of the Iroquois Homes site, located at the northern edge of the neighborhood. Louisville Metro Housing Authority (LMHA) has moved to tear down the development in four phases, using discretionary funding to do so when available. LMHA is currently in its third phase, however, there are many hurdles to demolition. There is a large burden in moving residents out of the complex into more suitable structures. Other burdens include potential mechanical service outages in some buildings when surrounding buildings are razed. Furthermore, the demolition of the remaining structures is costly and requires thorough planning due to the environmental hazards that are present (asbestos, flooding, damage to mechanical units). However, LMHA is moving forward and the last of the units is slated to be torn down by 2012. Once demolition is completed, the question looms of what to do with the property.

Figure 4

NEIGHBORHOOD FORM DISTRICTS

-  Traditional Neighborhood Form District
-  Neighborhood Form District

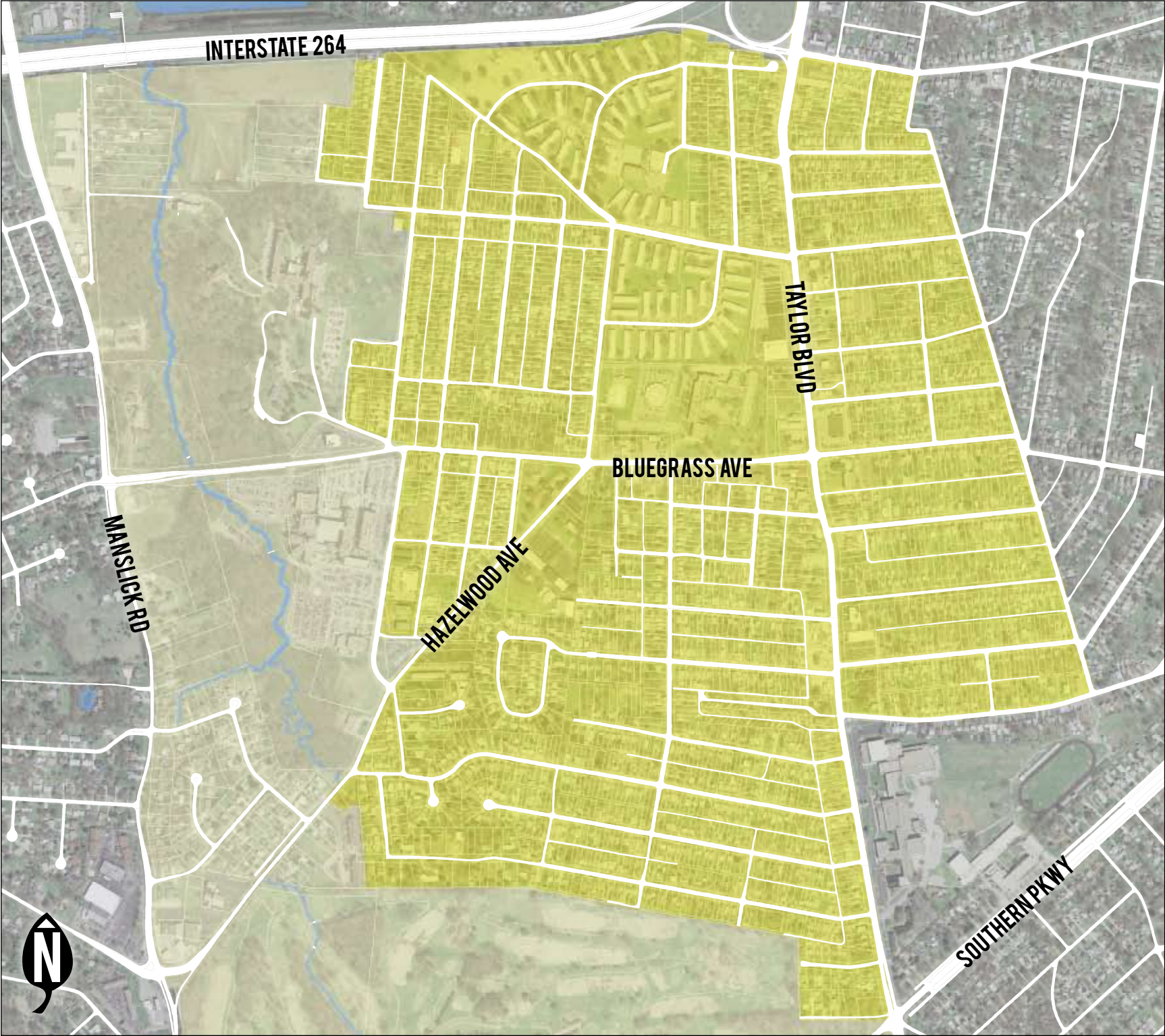


Figure 5

NEIGHBORHOOD ZONING

-  Single Family Residential
-  Multi-Family Residential
-  Commercial

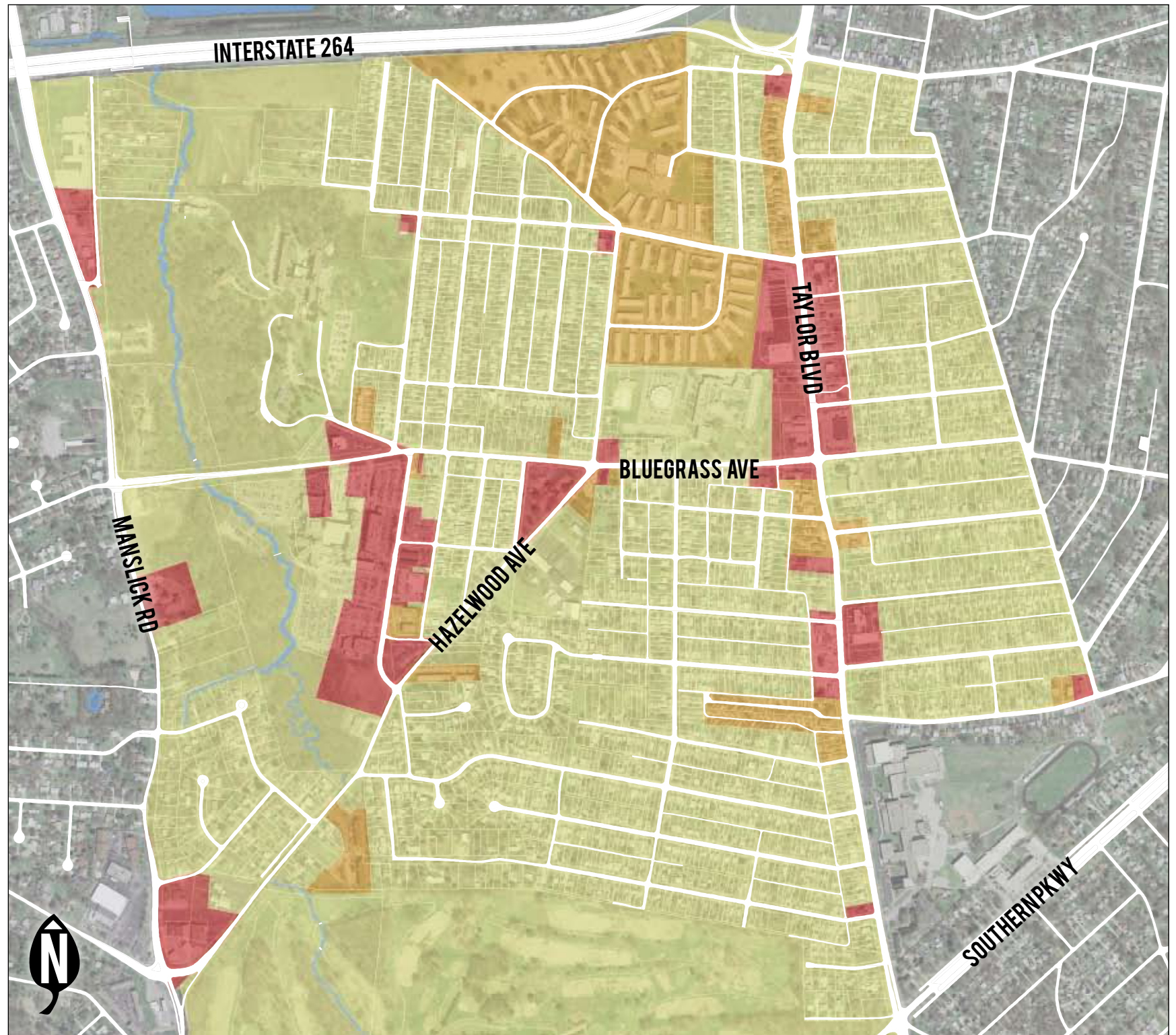
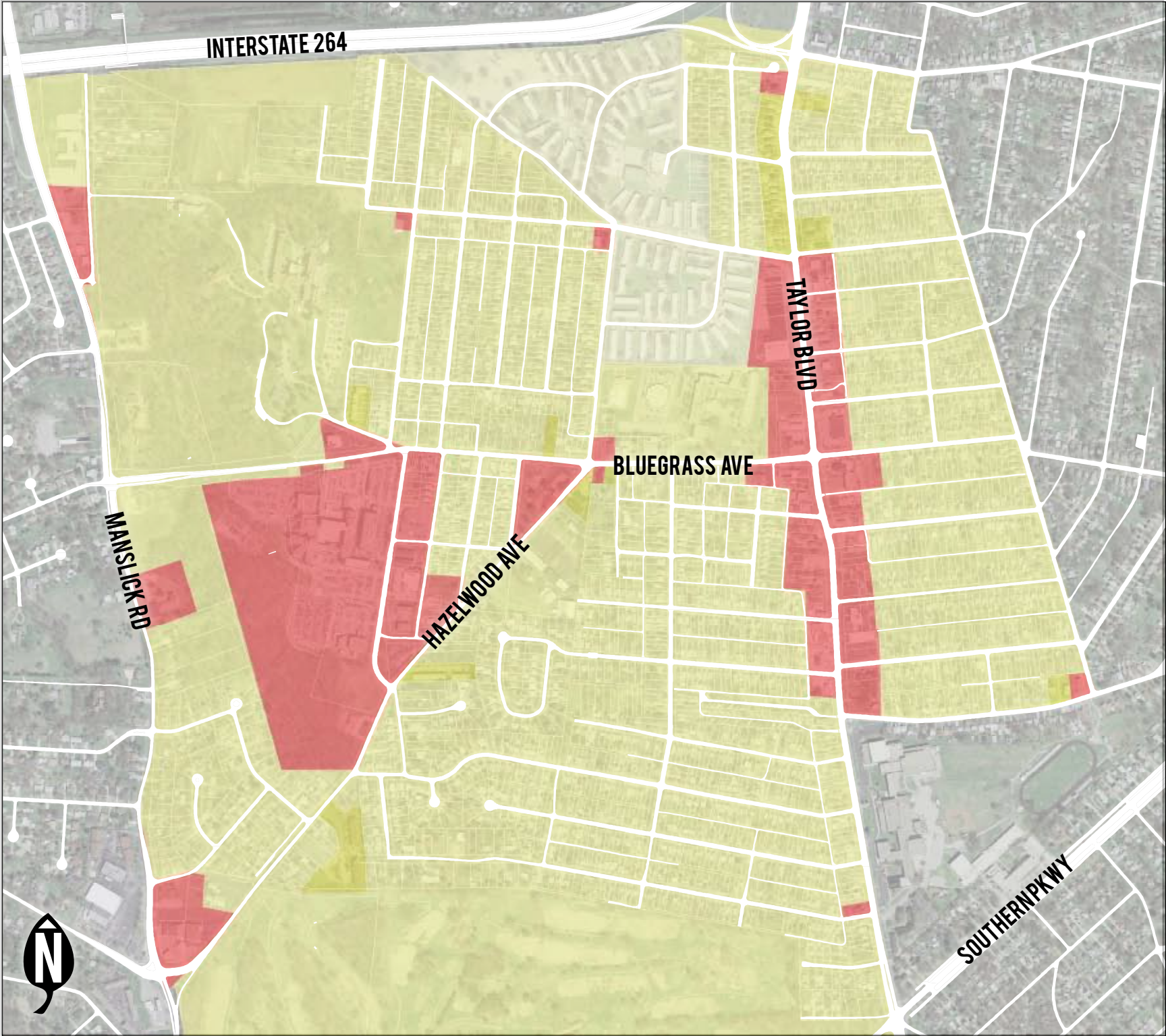


Figure 6

NEIGHBORHOOD REC. ZONING

-  Single Family Residential
-  Various Residential Zoning (PDD)
-  Multi-Family Residential
-  Commercial



RECOMMENDATIONS

Land Use & Community Form Recommendation Narrative

The redevelopment of Iroquois Homes should allow the neighborhood to take advantage of community form guidelines to improve the overall design of the neighborhood and allow for compatible mixed-use development. This development should be mixed-income and with a minimum density of 12 units per acre in order to conform to LEED standards, promote inclusiveness, and support neighborhood retail. The streets in the Iroquois Homes site should be integrated into the traditional street grid. The development of carriage houses or ancillary dwellings for single family homes should be permitted in this redevelopment to provide affordable housing. The Iroquois Homes site should be converted into a Planned Development District (PDD). According to the Louisville Land Development Code, “the intent of the PDD is to promote diversity and integration of uses and structures in a planned development through flexible design standards.” Since the demolition of Iroquois Homes will drastically alter the character of the neighborhood and create new market demand, the development of the PDD will allow the neighborhood enough flexibility in land use and design regulation to meet new potential demand without unnecessary restriction.

The intersection of Taylor Blvd and Bluegrass Ave has been identified as the neighborhood center. There is currently a vacant lot on the northeast corner of this intersection that consists of two and a half acres, with a 15,000 square foot building. This site would be appropriate for the development of a mixed-use, neighborhood plaza, preferably with public amenities such as a library, post office, credit union, or bank. The Hazelwood Shopping Center is currently lacking in uniform signage. The business owners, along with the local neighborhood association, should develop uniform signage design standards and businesses should be encouraged to adhere to these standards.

Land Use & Community Form Recommendation Table

Based on the results of the visioning session and the land use analysis, the following recommendations guide the neighborhood toward ensuring that the land use and community form patterns meet the needs of current residents and meet the expressed goals of Cornerstone 2020:

NO.	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
2.1	Redevelop the Iroquois Homes site into a LEED Gold Planned Development District (PDD)	PDEV	Medium
2.2	Reconnect the traditional street grid at Iroquois Homes	PRD/PDS	Medium
2.3	Permit the development of carriage houses or ancillary dwellings	PDEV/PDS	Short
2.4	Create a neighborhood center at the corner of Taylor Boulevard and Bluegrass Avenue	PDEV	Short
2.5	Ensure placement of public amenities in Neighborhood Center.	NINA/PDEV	Medium
2.6	Create appropriate signage that identifies the neighborhood at all gateways	NINA	Short
2.7	Create design standards for commercial signage in the Hazelwood Shopping Center and opportunities for shared commercial signage among business owners	NINA/PDS	Short
2.8	Redevelop the Hazelwood Shopping Center as a mixed-use, pedestrian oriented development	PDEV	Long
2.9	Develop a farmer’s market at the community center behind Hazelwood Elementary	NINA	Medium
2.10	Make zoning changes in areas around St. Mary & Elizabeth Hospital to facilitate hospital expansion into a hospital accessory zone	DPS	Short

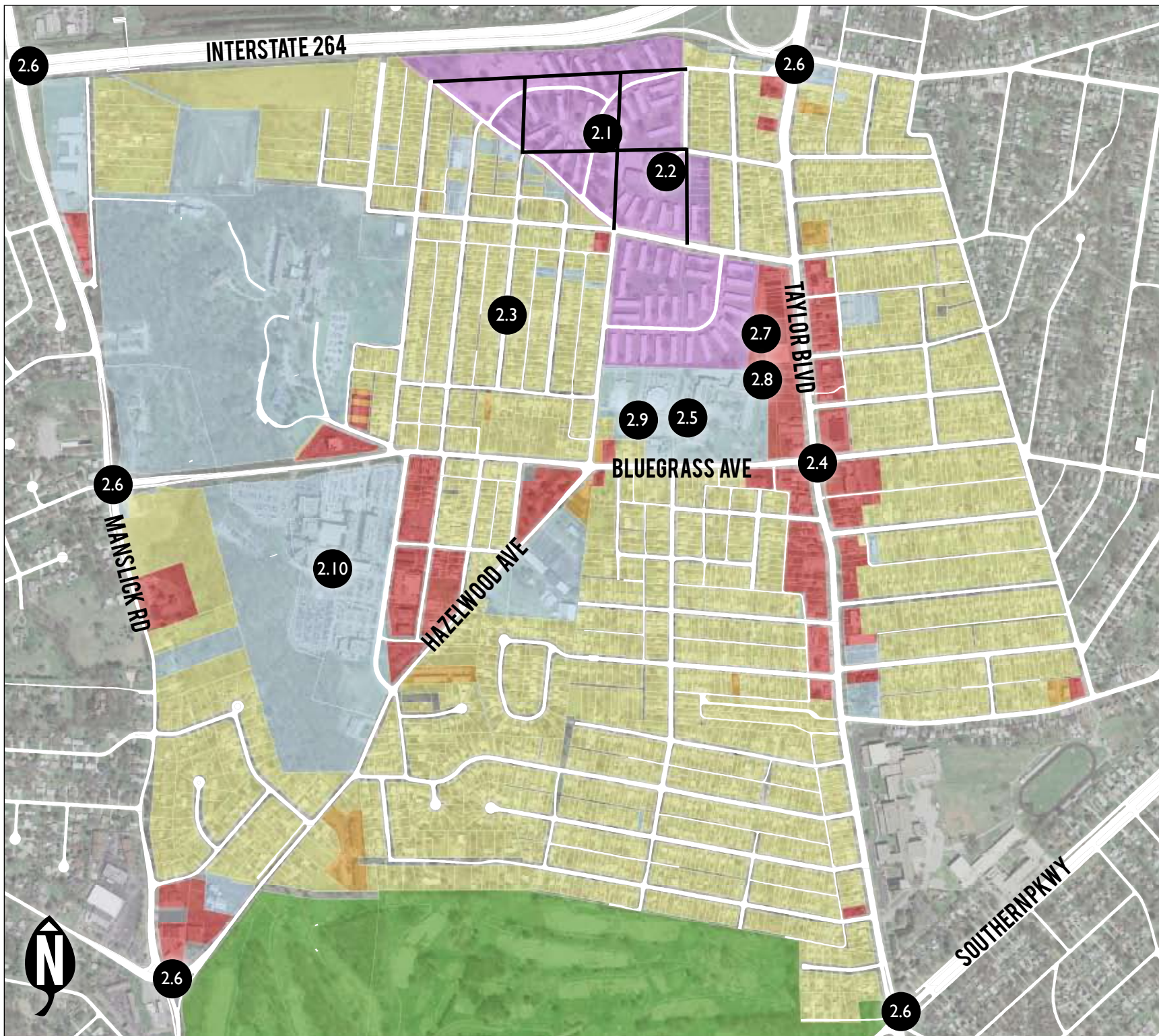


Figure 7

NEIGHBORHOOD REC. LAND USE

- Single Family Residential
- Multi Family Residential
- Mixed Use (PDD)
- Commercial
- Institutional
- Parkland



MOBILITY



3

MOBILITY



SOURCE: KAIRE

Above: Bicycle lane in downtown Louisville, along Main Street. Providing bicycle lanes will allow for citizens of the North Iroquois Neighborhood without using cars, promoting a more active lifestyle.

Introduction

The North Iroquois Neighborhood residents view mobility as a potential area for neighborhood improvement. The current structure of the transportation network limits how the community is able to interact with each other and the surrounding area. A lack of pedestrian safety and limited access to surrounding community resources were identified as major obstacles at the community visioning session. Though Iroquois Park is adjacent to the neighborhood, the community feels disconnected from the park. Also identified early in the planning process is Bluegrass Ave's weakness as the main route to Louisville's second busiest emergency department.

Mobility Priorities

With mobility and connectivity serving as high priority items in the North Iroquois Neighborhood Plan it is important to understand what the community's priorities are and their relation to the city as a whole. The Cornerstone 2020 Comprehensive Plan mobility goals include the desire to "provide a safe, economical, accessible, and efficient system for transporting people and goods that is consistent with Community Form, Marketplace and Livability goals and objectives, promotes orderly development, and affords a choice of travel modes." In the beginning of the planning process, stakeholders were surveyed to identify priorities for mobility in the area and their feedback serves as reinforcement for the Cornerstone 2020 goals.

Through the community visioning process, certain issues became apparent. Major issues identified by community stakeholders included:

Safety along Bluegrass Ave

- Safe pedestrian access
- Emergency vehicle access
- Intersection safety

Lack of access to Iroquois Park

- Incomplete sidewalk system
- Lack of bike paths
- Establish an entrance from neighborhood core

Lack of multi-modal transportation options on Taylor Blvd.

- Lack of bike lanes
- Pedestrian access to commercial corridor
- Safety along corridor

Mobility Analysis

The mobility portion of the existing conditions analysis is illustrated in three maps, a street network/accident density map, a TARC route map, and a map of all sidewalks (and gaps) in the neighborhood.

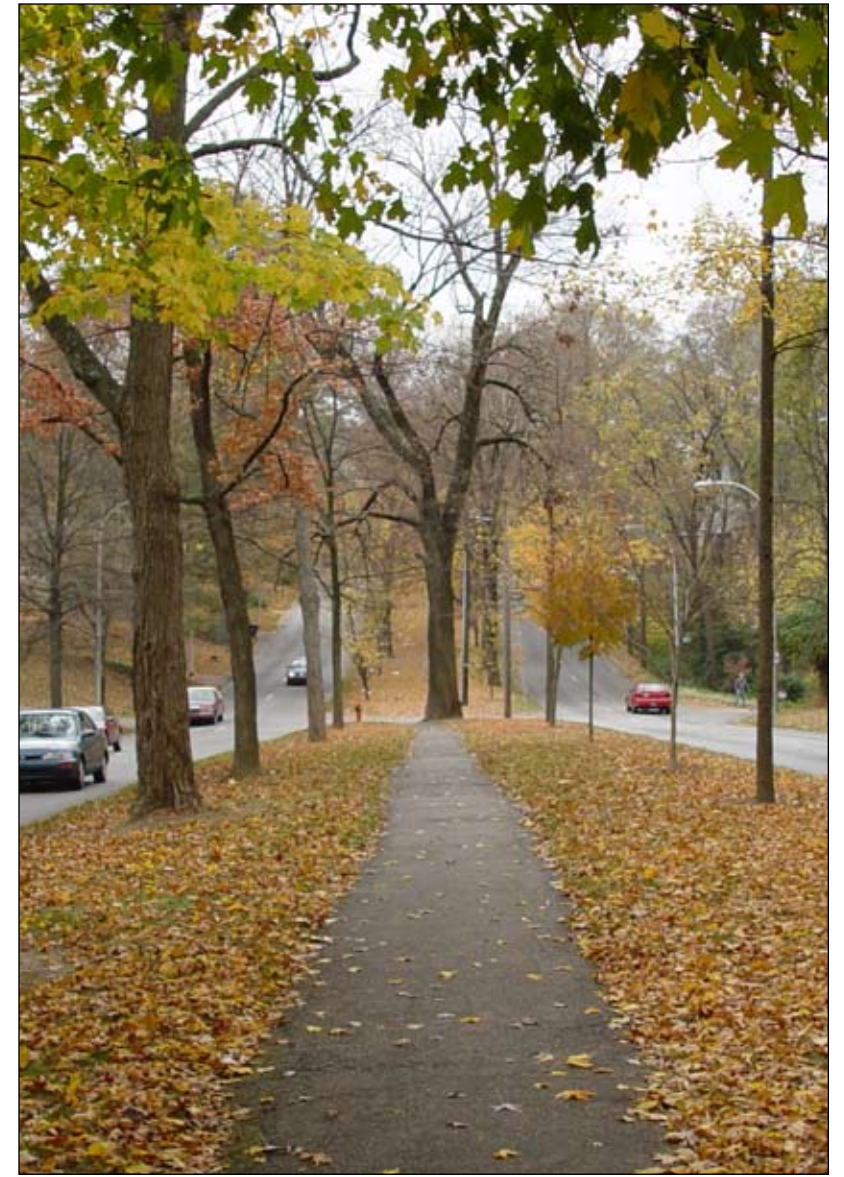
The street network/accident density map (Figure 6) shows the existing street network in North Iroquois. The map draws particular attention to the area's three major roads: Taylor Blvd, Bluegrass Ave, and Hazelwood Ave. Already proposed by KIPDA but not funded is the widening on Manslick Rd and a proposed I-264 partial interchange on Manslick. The proposed interchange would significantly reduce traffic on Taylor, Bluegrass, and Hazelwood as it would create an alternate route to destinations served by Manslick. This proposal plays a significant role in several of the North Iroquois plan's recommendations.

The map also depicts accident concentrations over a 3 year period. Areas of particular interest are the high accident concentrations in 5 major areas. These areas consist of three intersections along Bluegrass Ave: at Churchman Ave, at Lonesdale Ave, and at Manslick Rd. The additional two areas of concern are at the intersection of Manslick Rd and Hazelwood Ave and the length of Taylor Blvd Corridor.

The TARC Route map (Figure 7) displays the TARC routes and their numbers which serve the North Iroquois area. Location of the neighborhood's bus shelter, located on Churchman Ave in front of Sts. Mary and Elizabeth Hospital, is also depicted. Five routes serve the area. The number 6 route, which runs along Taylor Blvd. and also serves the hospital, is the most utilized. Additionally one other route, express 38, runs through the neighborhood. Adjacent to the neighborhood are route 4 and express routes 37 and 54. Routes 4 and 6 are the only full service routes which run seven days a week. Within a quarter mile of the intersection of Taylor Blvd and Bluegrass Ave, there is a balance of commercial land use that supports the neighborhood. Within a half-mile, the commercial use is less dense and turns into single family and institutional uses. There is a vacant public pool immediately west of Hazelwood Elementary. This area could serve as a potential neighborhood park in any redevelopment effort.

The third map (Figure 8) shows the placement of sidewalks in the

North Iroquois Neighborhood. Currently there are gaps in the sidewalk, with some of the major arteries (Bluegrass, Manslick and Hazelwood) of the neighborhood lacking sidewalk connectivity. This causes issues for pedestrians trying to access services in and around the neighborhood.



SOURCE: OLMSTEAD PARKS CONSERVANCY

Above: This mixed use path along Eastern Parkway, which is part of the Olmstead Parks System, is a good example of what a off street mixed use path looks like.

Figure 8

NEIGHBORHOOD STREET NETWORK / CRASH DENSITY

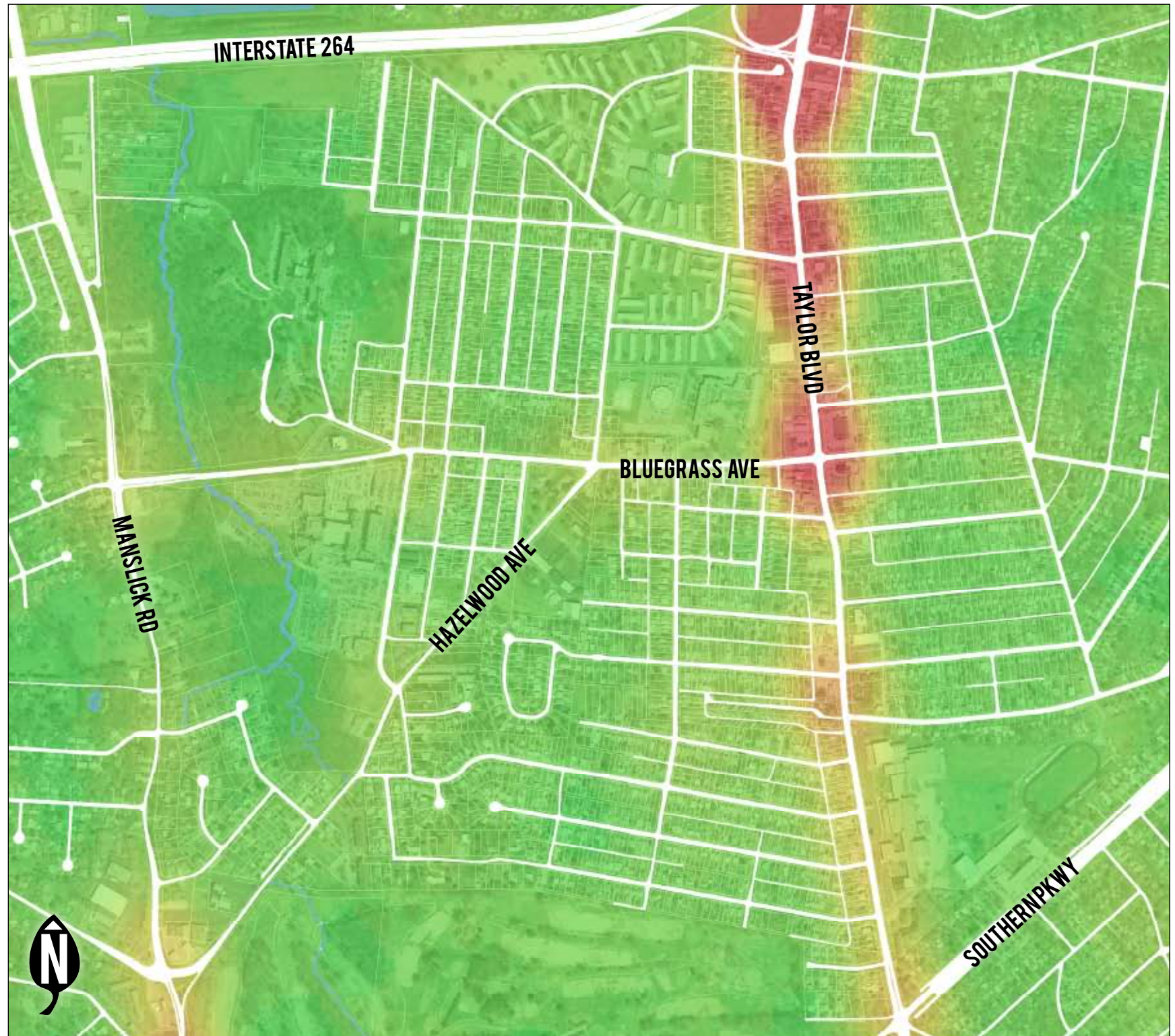
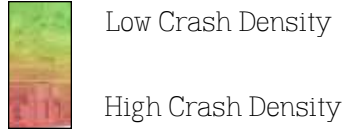


Figure 9

NEIGHBORHOOD PUBLIC TRANSIT

- 6th Street
- Deering Road Express
- Manslick Express
- Not Pictured
4th Street
Iroquois Park Express

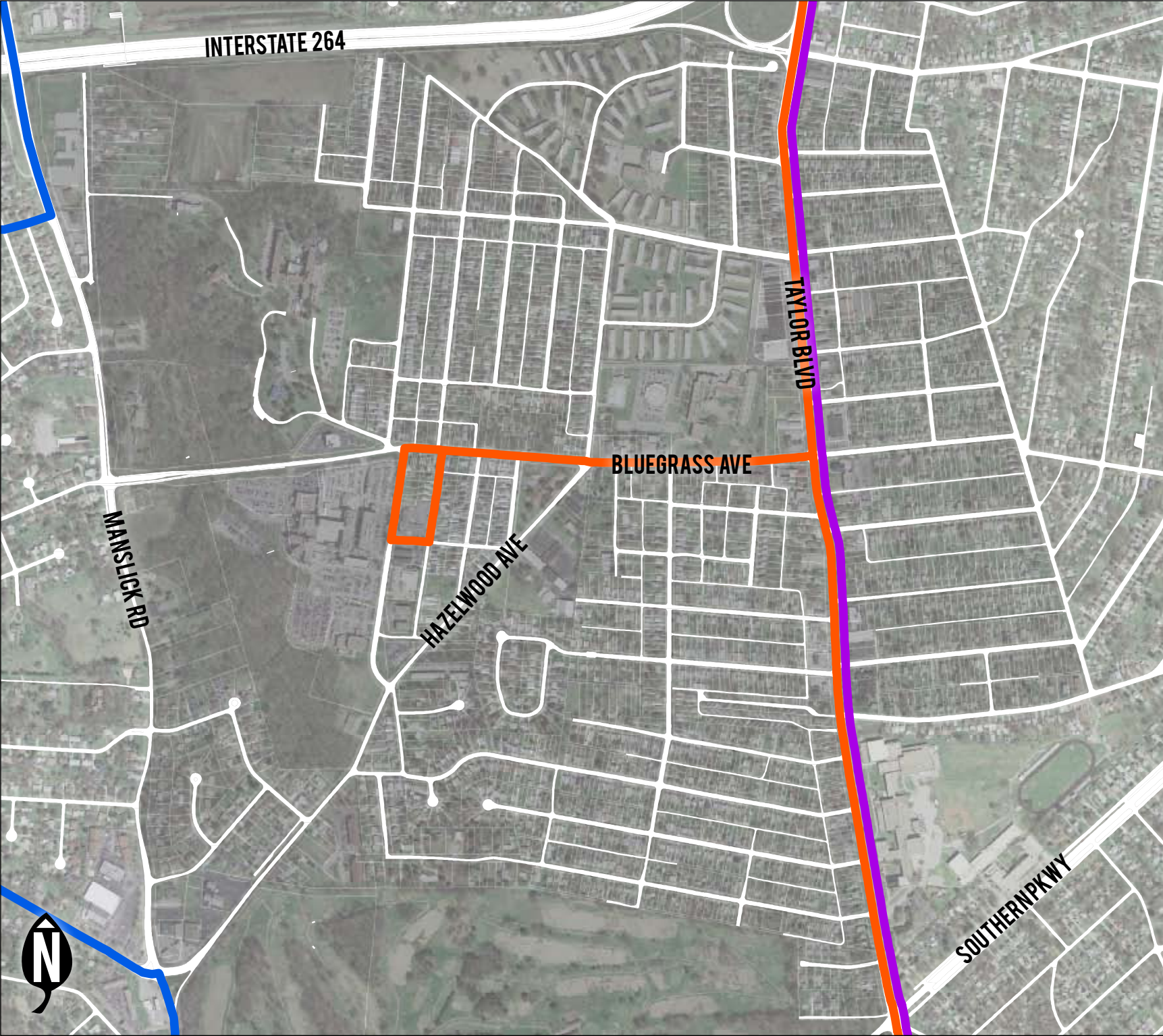
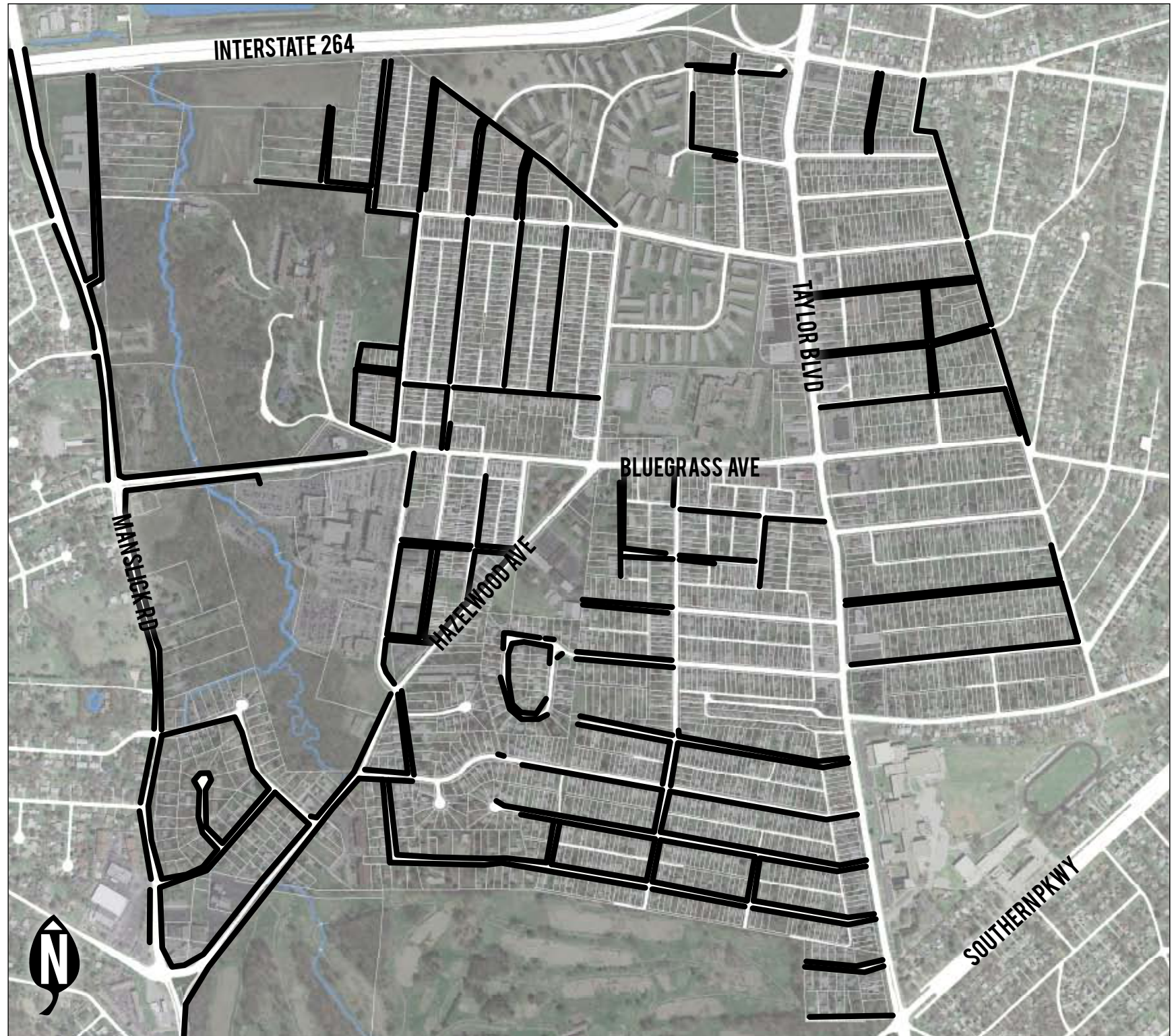


Figure 10

NEIGHBORHOOD MISSING SIDEWALKS

 Location of Missing Sidewalk



Taylor Post Manslick Interchange (Restricted Turns)

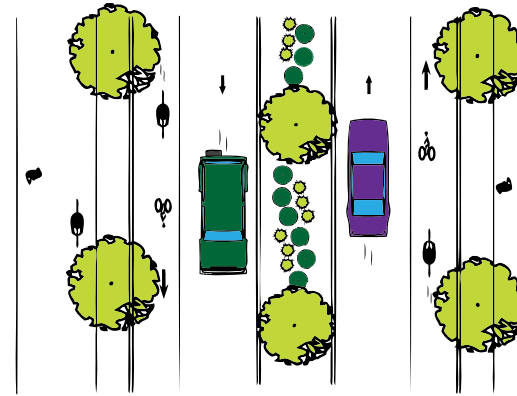
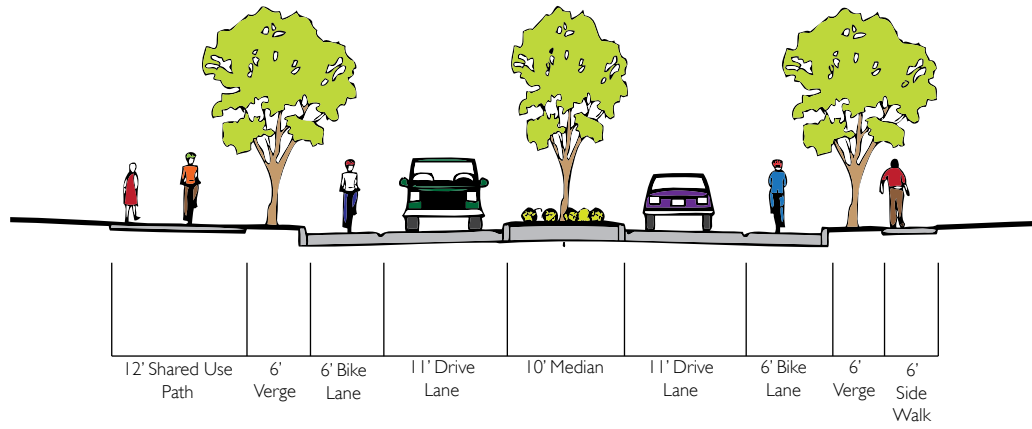
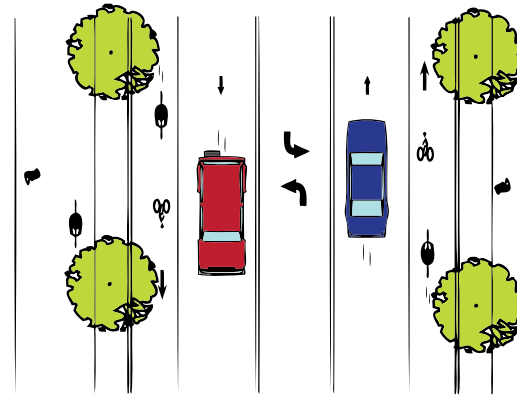
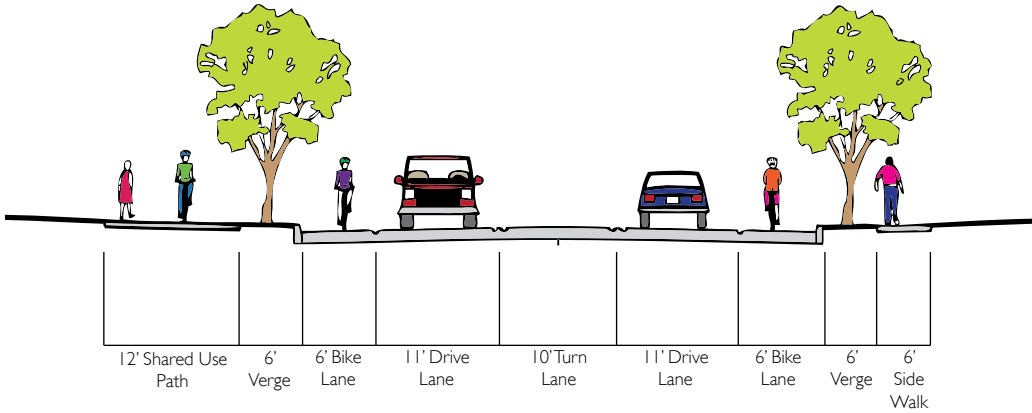


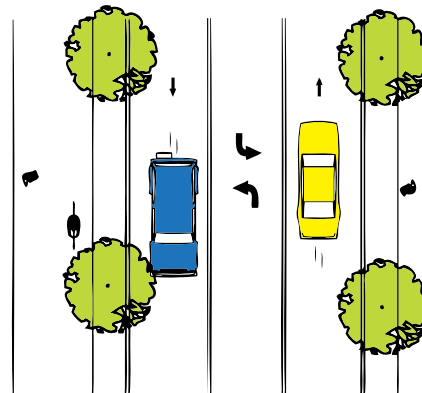
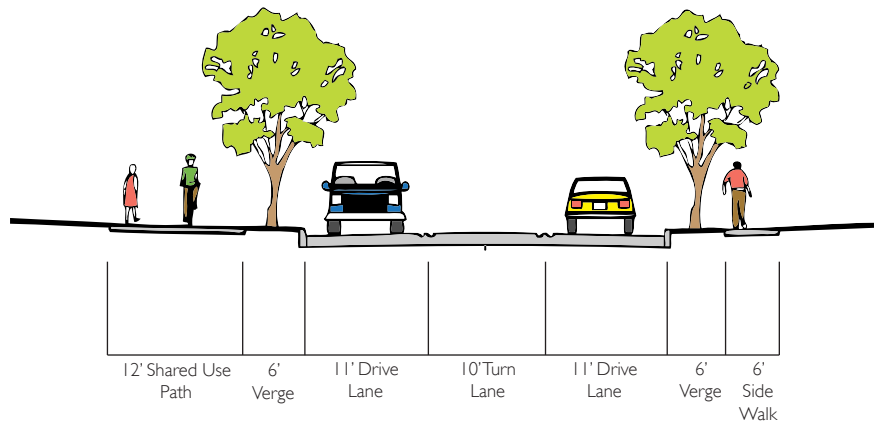
Figure 11

NEIGHBORHOOD STREETSCAPES & CROSS SECTIONS

Taylor Post-Manslick Interchange
Bluegrass Between Manslick and Churchman



Bluegrass Between Churchman and Taylor



RECOMMENDATIONS

Mobility Recommendation Narrative

This is a comprehensive overview of the North Iroquois neighborhood and the priorities that were expressed in the planning process. In summary the overall recommendations for North Iroquois were to improve multi-modal connectivity throughout the neighborhood through improved pedestrian access, and the creation of an interconnected network of bike lanes, shared-use paths and greenways. Improving vehicular and pedestrian safety, creating a commercial corridor, and establishing neighborhood gateways are all recommended for the Taylor Blvd corridor. Widening Bluegrass Ave is recommended to improve safety and emergency vehicle access. Overall, the mobility framework recommendations are designed to increase choices of mobility and lessen the burden of traffic on Taylor Blvd.

The Mobility Framework Plan can be broken down into two categories- operational improvements and pedestrian/bicycle improvements.

Mobility Recommendation Table

Based on the results of the visioning session and the land use analysis, the following recommendations guide the neighborhood toward ensuring that the land use and community form patterns meet the needs of current residents and meet the expressed goals of Cornerstone 2020:

NO.	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
3.1	Include bikes lanes on Manslick Rd widening	KIPDA/KYTC	Medium-Long
3.2	Support construction of I-264 interchange at Manslick Rd	NINA	Medium-Long
3.3	Reduce Taylor Blvd to two drive lanes with a middle turn lane and bike lanes after completion of Manslick interchange	PDS/PW/KYTC	Long
3.4	Implement on street parking on outside drive lane of Taylor Blvd except during established rush hour in the primary commute direction until the Manslick interchange is completed	PW/KYTC	Short
3.5	Identify locations to eliminate or combine access on Taylor Blvd in conjunction with the creation of the mixed use path	PDS/PW/KYTC	Short-Medium
3.6	Widen Bluegrass Ave to 3 lanes with bike lanes and sidewalks/multi-use paths between Manslick and Churchman	PW/MC	Short-Medium
3.7	Widen Bluegrass Ave to 3 lanes between Churchman and Taylor	PW	Medium
3.8	Install traffic signal and crosswalks on Bluegrass at Churchman	PW/MC	Short
3.9	Enhance crosswalk using pedestrian activated flashing lights at Lonsdale and Bluegrass	PW/MC	Short
3.10	Construct sidewalks on streets missing sidewalks as identified in Figure 8	PW/MC	Medium
3.11	Construct multi-use path on west side of Taylor Blvd from I-264 to Iroquois Park	PW/KYTC/MC	Short-Medium
3.12	Construct multi-use paths and greenways to connect Waterson Lake Park to the recommended open space at the former Iroquois Homes site to the recommended spray park (along Hazelwood and west of the Neighborhood Place), to Iroquois Park via Hazelwood	PDS/PW/MP/MC	Short-Medium
3.13	Follow the framework plan for mobility improvements	PDS/PW/KYTC	Short-Medium

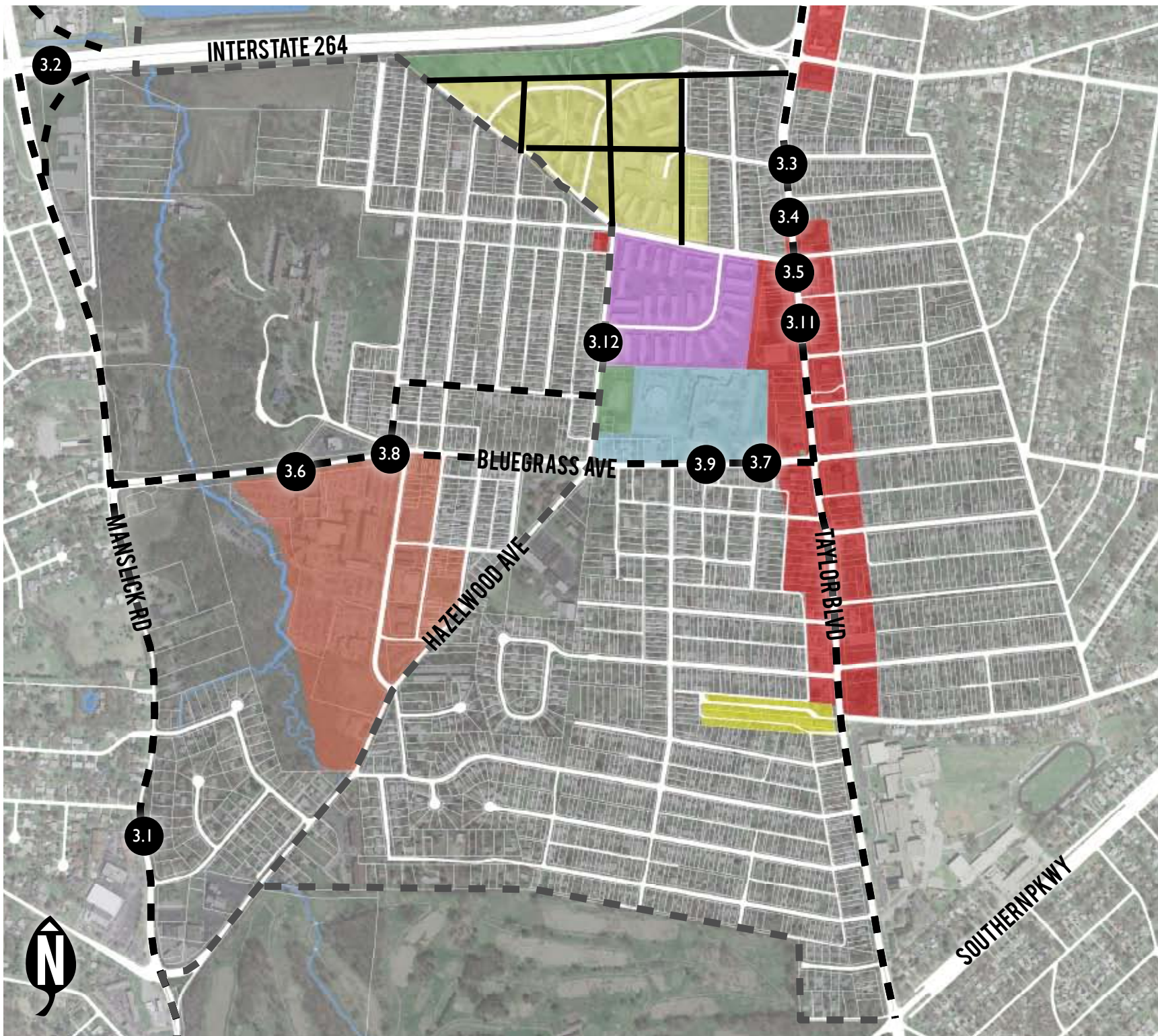


Figure 12

NEIGHBORHOOD REC. MOBILITY



4

HOUSING



HOUSING



Above: Housing along Southern Parkway, directly adjacent to the neighborhood provides a good example of what housing in the neighborhood could develop into.

Introduction

Housing in the North Iroquois Neighborhood is the backbone of the community and represents a significant portion of the plan. By understanding the issues and challenges that are present in the North Iroquois Neighborhood the plan will be more capable of addressing issues such as Iroquois Homes, dilapidated homes and increasing home ownership.

Housing Priorities

Through a community meeting and several exercises we were able to determine what the major priorities were in the North Iroquois Neighborhood in regards to housing. The public visioning session and subsequent planning process allowed for the identification of the following priorities:

- Revitalize existing housing and promote urban infill
- Attract younger families and young professionals to the community
- Develop several solutions for Iroquois Homes site
- Develop a solution for the site of the mobile home park
- Maintain diversity of housing at a variety of price points

Housing Analysis

Currently the North Iroquois Neighborhood maintains a wide variety of housing; differences include varying ages, styles, property values, densities and intentions. Currently 20% or 334 acres of the neighborhood is dedicated to single-family units, with four percent or 59 acres of the neighborhood being dedicated to multi-family use. There are several major challenges in the neighborhood when it comes to housing: foreclosures, vacant lots, dilapidated and abandoned houses/structures, crime and low property values. Because of these factors this plan seeks to rectify many of the issues that surround the housing conditions in the North Iroquois Neighborhood.

Another issue facing the community is the issue of foreclosure. While many people are long-time residents of the community, and just over half

(53%) have lived in their homes for five years or more, there are currently a number of properties that have been foreclosed upon in the neighborhood, with many of these properties being sold in the past ten years, falling victim to the real estate bubble and collapse in 2007. These properties hurt the neighborhood because when they are in foreclosure, the properties deteriorate from lack of use, furthermore, many of these properties are damaged by outgoing owners before they are taken over by the bank, further decreasing the values banks can get for the property. Often, these properties become targets for vandals and squatters, hurting the house and the perception of nearby homes.

Vacant lots and units are also a major hurdle the neighborhood must overcome. Many of the neighborhood's homes that are not in foreclosure but still stand are simply abandoned for any number of reasons. Vacant properties also disrupt the street wall and hurt the overall appearance of the neighborhood as well as being underutilized resources. There are 107 vacant properties in the neighborhood with 22 vacant lots and 85 vacant structures.

Lower property values could also be detrimental to the vitality of the neighborhood. Currently, the median sale price of a home in this neighborhood is around \$84,000, which is considerably lower when compared to neighborhoods with similar housing stock in other areas of Louisville, including the neighborhoods directly east and west of North Iroquois (Beechmont, Cloverleaf, Kenwood Hill). While affordable housing in the neighborhood is a must, a diversity in the value of housing stock would create a more sustainable neighborhood that would attract a variety of employers and businesses, as well as visitors. A strength that the neighborhood has is that it is flanked on either side by diverse and successful communities, so improving the situation of housing in the area is extremely likely.

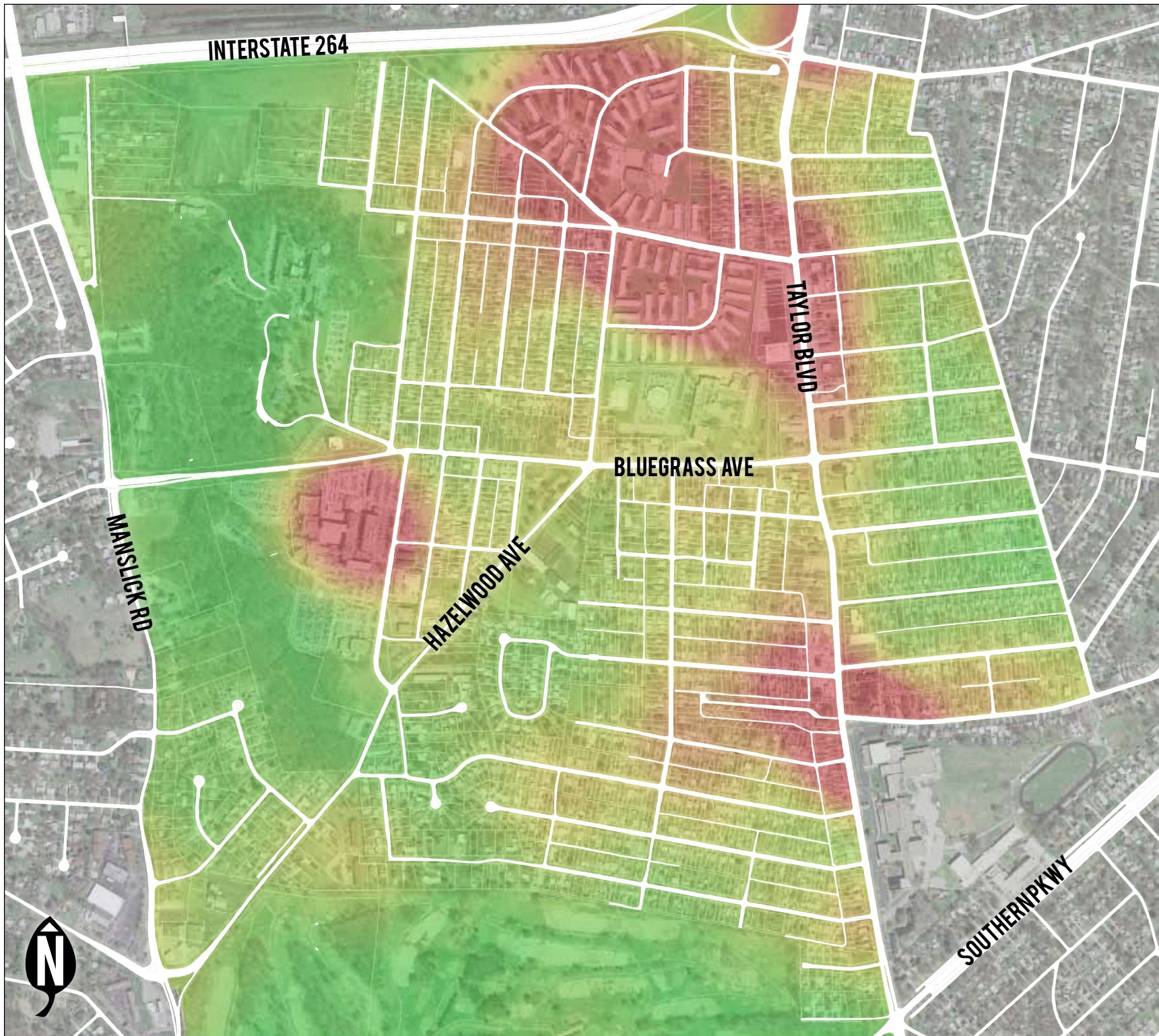


Figure 13

NEIGHBORHOOD CRIME HEAT MAP

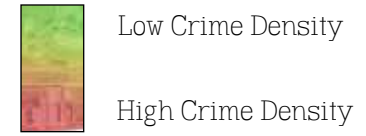





Figure 14

NEIGHBORHOOD VACANT LOTS, STRUCTURES & FORECLOSURES

-  Vacant Lot
-  Foreclosure
-  Vacant Structure

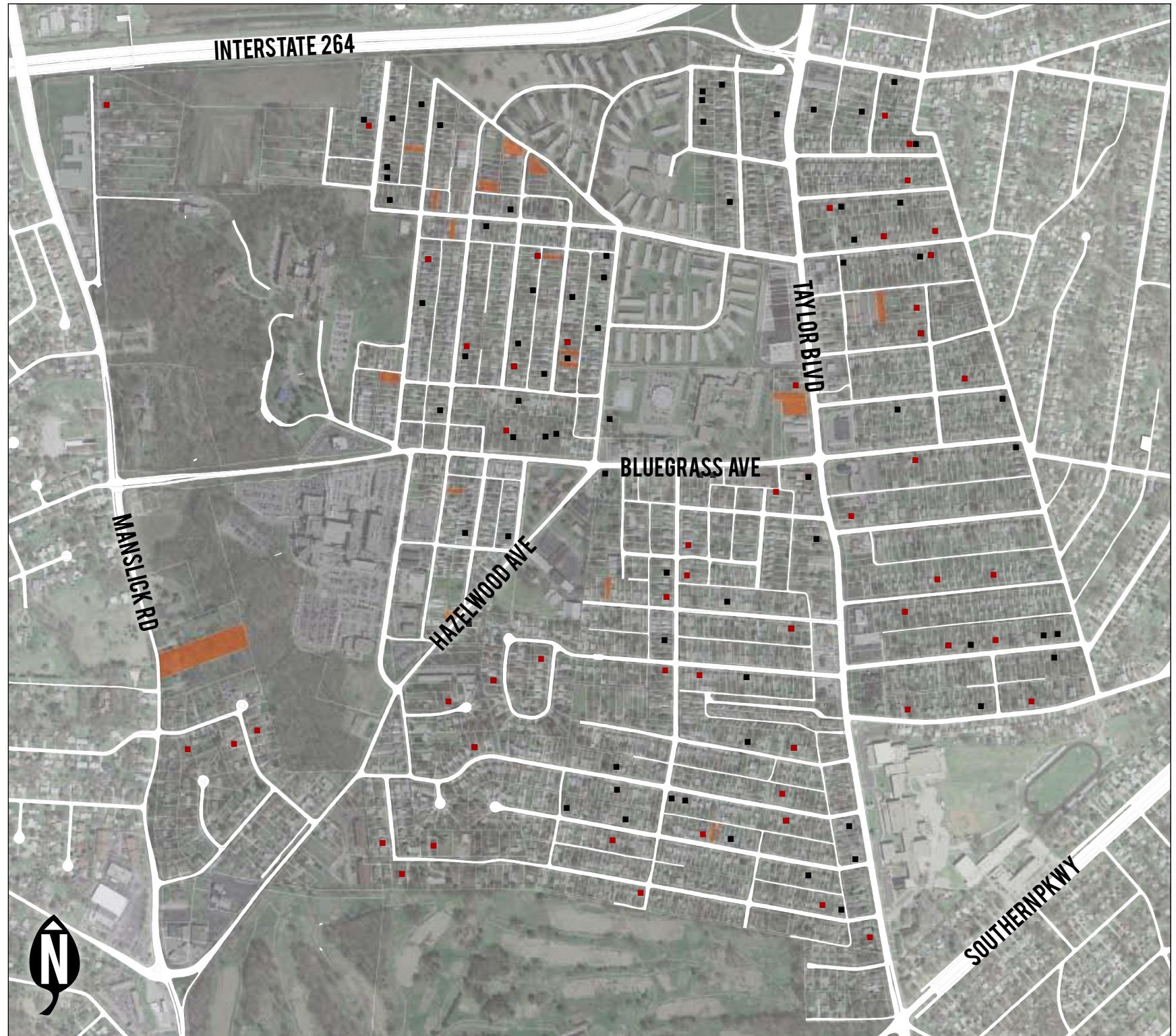
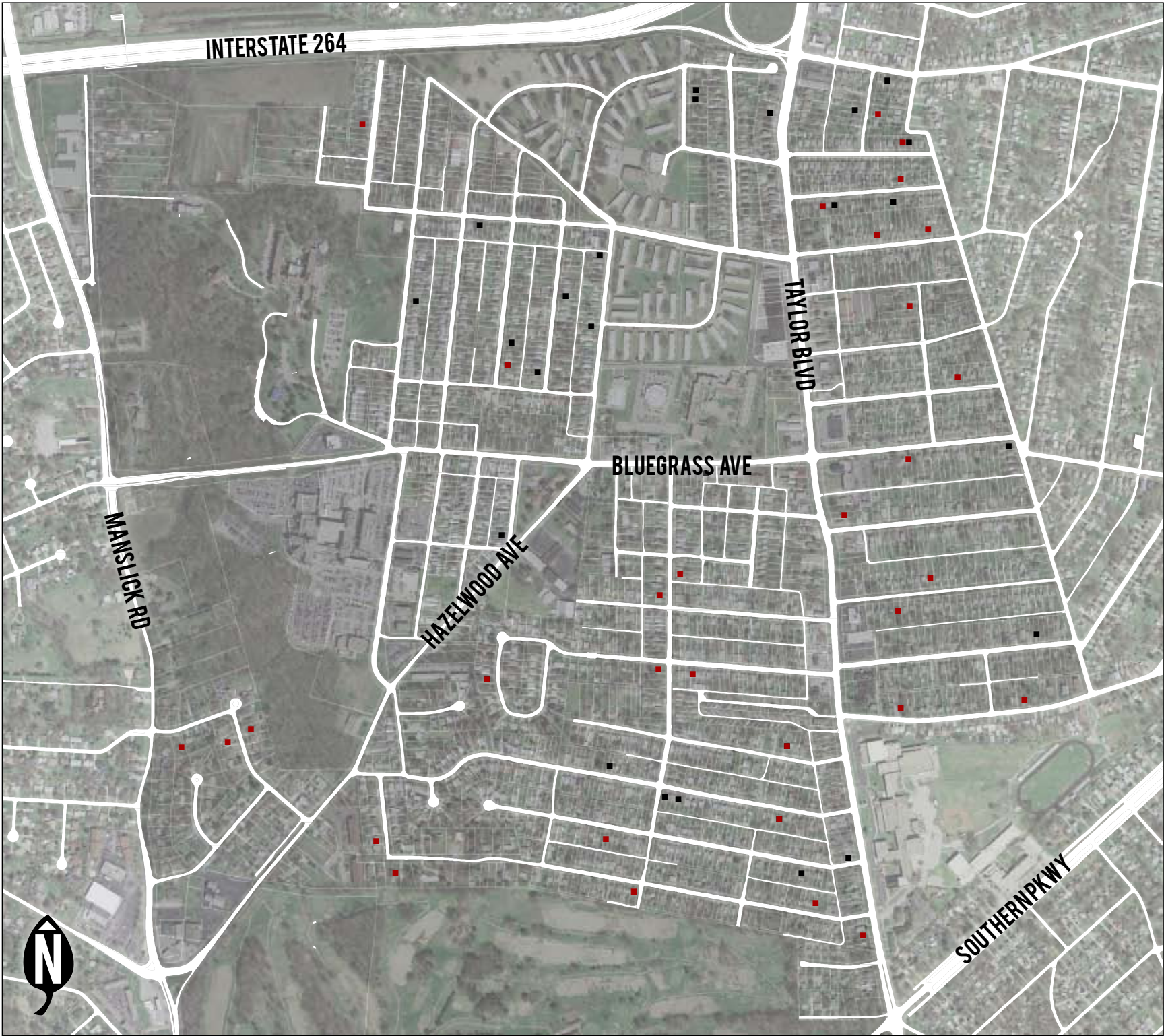


Figure 15

NEIGHBORHOOD FORECLOSURES & VACANT UNITS SOLD IN THE PAST 10 YEARS



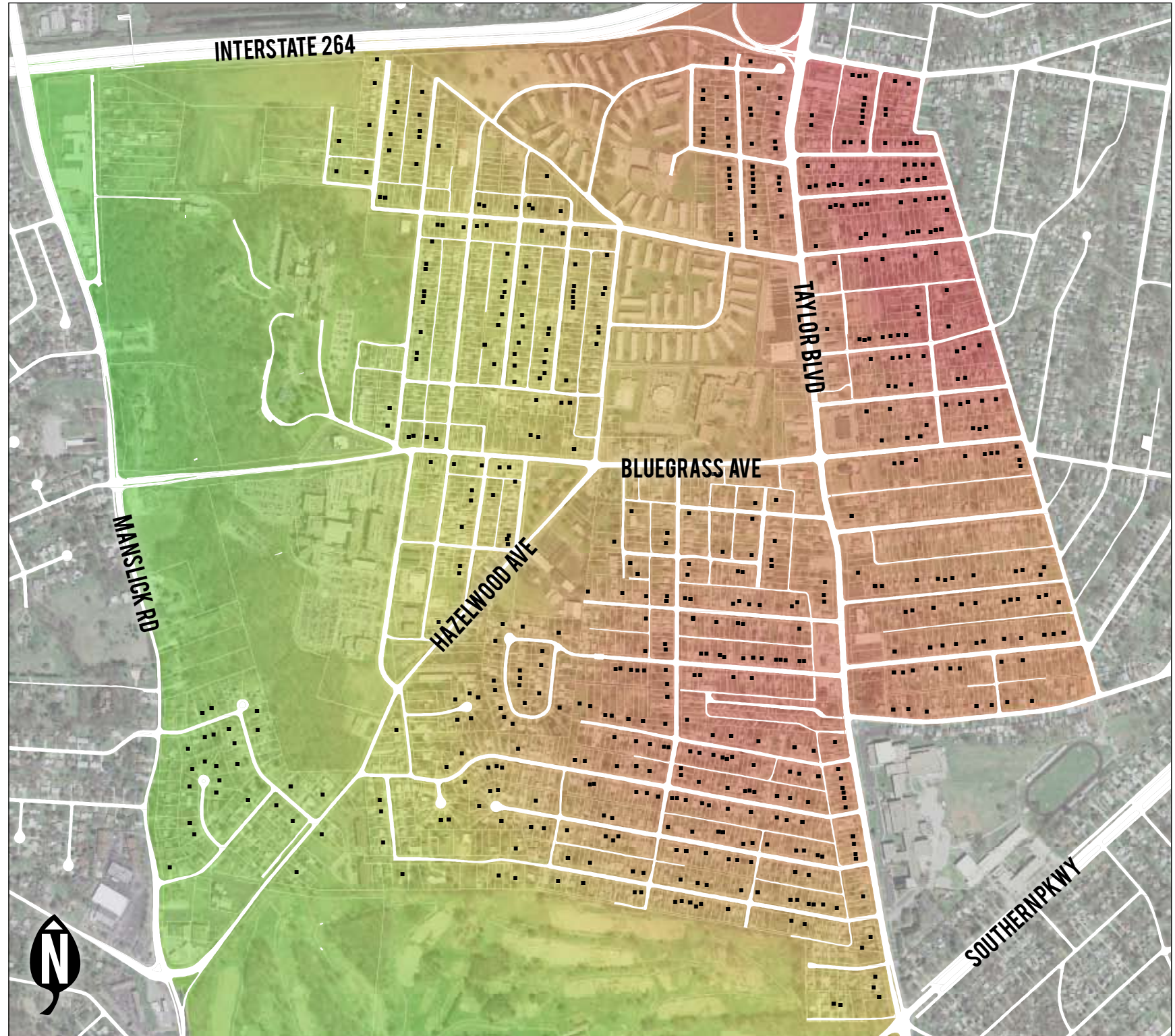
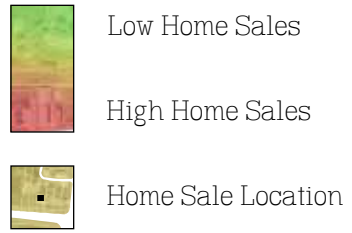
Foreclosure



Vacant Structure

Figure 16

NEIGHBORHOOD HOME SALES HOT SPOTS



RECOMMENDATIONS

Housing Recommendation Narrative

The primary goal of this chapter is to promote owner-occupied single family housing through a series of strategies. The objectives of this chapter are to: Increase the percent of owner-occupied housing (currently at 48%) by 15% in 10 years, increase awareness of low-interest loans available in the area, decrease the amount of vacant lots and structures to promote urban infill and increase rehabilitation of existing housing stock, explore options to convert mobile home park to owner-occupied residential and increase production of homes valued in excess of \$105,000, 25% above median value, while still allowing for affordable housing options.

To do this a combination of strategies will be needed: media blitz campaigns, providing information about low interest and forgivable loans, a full understanding of the vacant lots and structures, further identification of housing in need of rehabilitation, interim use of vacant lots and an aggressive effort to garner grant money.

Housing Recommendation Table

Based on the results of the visioning session and the housing analysis, the following recommendations guide the neighborhood toward ensuring that the housing meet the needs of current residents and meet the expressed goals of Cornerstone 2020:

NO.	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
4.1	Encourage and promote the use of home-ownership counseling programs	NINA/LMHA/GLRA/LUL	Short
4.2	Form a working group consisting of the North Iroquois Neighborhood Association, interested third parties, housing stakeholders and non-profit housing developers to work with urban infill sites. List the sites and refer to map, potential sites for infill development.	NINA	Short
4.3	Increase awareness of low-interest loans available in the area.	NPH/LUL	Ongoing
4.4	Conduct a media blitz/campaign about existing low-interest loan program available for residents who qualify. See Appendix C	EDD/CDB/NINA/LMHA/LUL	Short
4.5	Partner with a community credit counseling agency to help residents qualify for low interest or forgivable homeowner loans	NINA/LUL	Ongoing
4.6	Complete an inventory of all vacant lots and structures and the characteristics of those structures	SUPA/LMHA	Short
4.7	Identify housing in need of rehabilitation	SUPA/NPHA	Short
4.8	Encourage productive interim use of privately-owned vacant lots	NINA/DHFS	Medium
4.9	Contact neighbors of owners adjacent to vacant property about opportunities of sideyard splits	LBA	Ongoing
4.10	Create a committee of neighborhood residents to lobby Metro Council and Metro Government to dedicate HOME Investment Partnerships and Community Development Block Grant funds for the rehabilitation of housing in the North Iroquois Neighborhood	NINA/NINATF/PDS	Short-Medium
4.11	Partner to submit a Choice Neighborhood grant application	NPHA/LMHA	Medium
4.12	Designate the North Iroquois Neighborhood as a target area for Community Development Block Grant Funds, Home Funds, Neighborhood Stabilization Funds and future federal funding sources involving housing	NPHA/LM/LMHA	Short
4.13	Encourage buyers of homes to take advantage of forgivable loans programs	LMHA/LM/NINA/LUL	Ongoing



9



OPEN SPACE & ENVIRONMENT

OPEN SPACE & ENVIRONMENT



SOURCE: UNIVERSITY OF LOUISVILLE PHOTOGRAPHIC ARCHIVES

Above: Iroquois Park is still a prominent feature in the neighborhood today. This postcard, dated prior to the park being developed (early 1900's) shows the park in the fall.

Introduction

Fostering environmentally-sensitive development within urban areas, will enhance the health, beauty and vitality of the city and its neighborhoods. Properly functioning environmental systems provide ecological, public health and even economic benefits. The North Iroquois Neighborhood is a typical urban neighborhood with a dense network of streets, an abundance of impervious surfaces, relatively few public open spaces, and limited amounts of natural vegetation. The effects of urbanization on the environment typically include degraded water quality in streams and ponds and increased air and soil pollution which can contribute to public health problems and a reduced sense of connection with the neighborhood.

The North Iroquois Neighborhood Plan sets forth three goals for improving the environmental components of the neighborhood. The first goal is to reduce the negative effects of stormwater on the environment by improving the current network of grey and green infrastructure. The second goal is to preserve, connect and enhance woodlands, streams, and existing open spaces to improve their function and aesthetics. And finally, strengthen the neighborhood's identity with and enhance the connection to Iroquois Park.

Open Space & Environment Priorities

Improving the environmental components of the North Iroquois Neighborhood will create a healthier and more aesthetically pleasing neighborhood which will enhance its character and increase its desirability. This vision will be accomplished by focusing on the following priorities:

- Reduce the negative effects of stormwater on the environment
- Inventory existing stormwater infrastructure
- Improve infrastructure to manage stormwater
- Preserve, enhance and connect existing woodlands, streams, and open spaces
- Enhance the neighborhood's identity with and connection to Iroquois Park

Open Space & Environment Analysis

The environment/open space goals were developed from the results of the visioning session that took place with the community leaders of the North Iroquois Neighborhood. Through a series of exercises, several major issues were evident: first, significant flooding problems are present at the Iroquois Homes and the Sts. Mary and Elizabeth Hospital; second, much of the existing stormwater infrastructure is either failing or in need of maintenance; and third, there was a general lack of recreational opportunities in the neighborhood despite the close proximity to Iroquois Park.

To better understand the causes and potential solutions to these problems, a thorough analysis of existing data was completed. An inventory and spatial assessment of significant environmental features and open spaces within the neighborhood using LOJIC data. The analysis also included an assessment of impervious surfaces, soils, FEMA floodplains, land use, and tree canopy data. Results of the analysis are provided below.

Existing public open spaces within the neighborhood include the multi-use area along I-265, Hazelwood Elementary schoolyard, and the stream corridor behind Sts. Mary and Elizabeth Hospital. The only neighborhood park includes Dumeyer Park which is located at the Iroquois Homes complex. Iroquois park lies on the southern border of the neighborhood but access is limited to the main entrance on Taylor Boulevard.

Community members reported that poor drainage and flooding is already an issue in the community. For example, when Louisville experienced heavy rains in August of 2009, Sts. Mary and Elizabeth Hospital were forced to evacuate all patients and close its doors until the water receded. While the flood-producing storm was an extreme weather event, Sts. Mary and Elizabeth is home to the city's second busiest emergency department, and the community cannot afford to repeat this crisis. Residents noted that during more typical storms and winter weather, inadequate drainage issues persist; specifically, access to the hospital from Bluegrass Avenue. Flooding at Iroquois Homes was noted to be similarly problematic.

The assessment of impervious surfaces showed a high amount roads, parking lots, sidewalks, rooftops, The most dense and largest blocks of impervious surfaces within the neighborhood are found at the Sts. Mary

and Elizabeth Hospital, Hazelwood Elementary School, and the Hazelwood Shopping Center. Impervious surfaces increase the amount of stormwater that enters the city's sewer system, and/or drains to low-lying areas and streams.

In addition to the abundance of impervious surfaces, other characteristics also contribute to the neighborhoods drainage problems. The neighborhood does not lie within the 100-year floodplain, however this portion of the Louisville area was historically a wetland. The northeastern portion of the neighborhood was drained by Mill Creek that once flowed along Cayuga Street. As development continued throughout the century, Mill Creek was filled with no apparent mitigation for drainage. Throughout much of the neighborhood, as typical of most urban neighborhoods, soils have been compacted and amended with unwanted materials (e.g. debris) which has decreased overall infiltration potential and increased the stormwater runoff potential. Stormwater runoff carries pollutants from parking lots, roads, lawns, and rooftops into stormwater conveyances which eventually lead to natural waterbodies.



In addition to the increase in pollution, the increased quantity of flows can overload the city's sewer system. When stormwater overloads a combined sanitary and stormwater sewer system (CSS), sewage can be discharged to streams and rivers which can have significant public health implications. Any stormwater that can be offloaded from the CSS will provide benefits to receiving stream water quality and will also help to protect public health. Information from the visioning session identified stormwater culverts near the hospital are clogged and therefore create problems during rain events. Opportunities to increase infiltration of stormwater into the soil and creating ways to reuse stormwater will help improve the overall quality and function of the neighborhood's environment. Because MSD is under a consent decree to reduce the combined sewer overflows (CSO's) to improve water quality, coordination with MSD for project-specific funding and/or assistance in identifying these types of projects should be well-received.

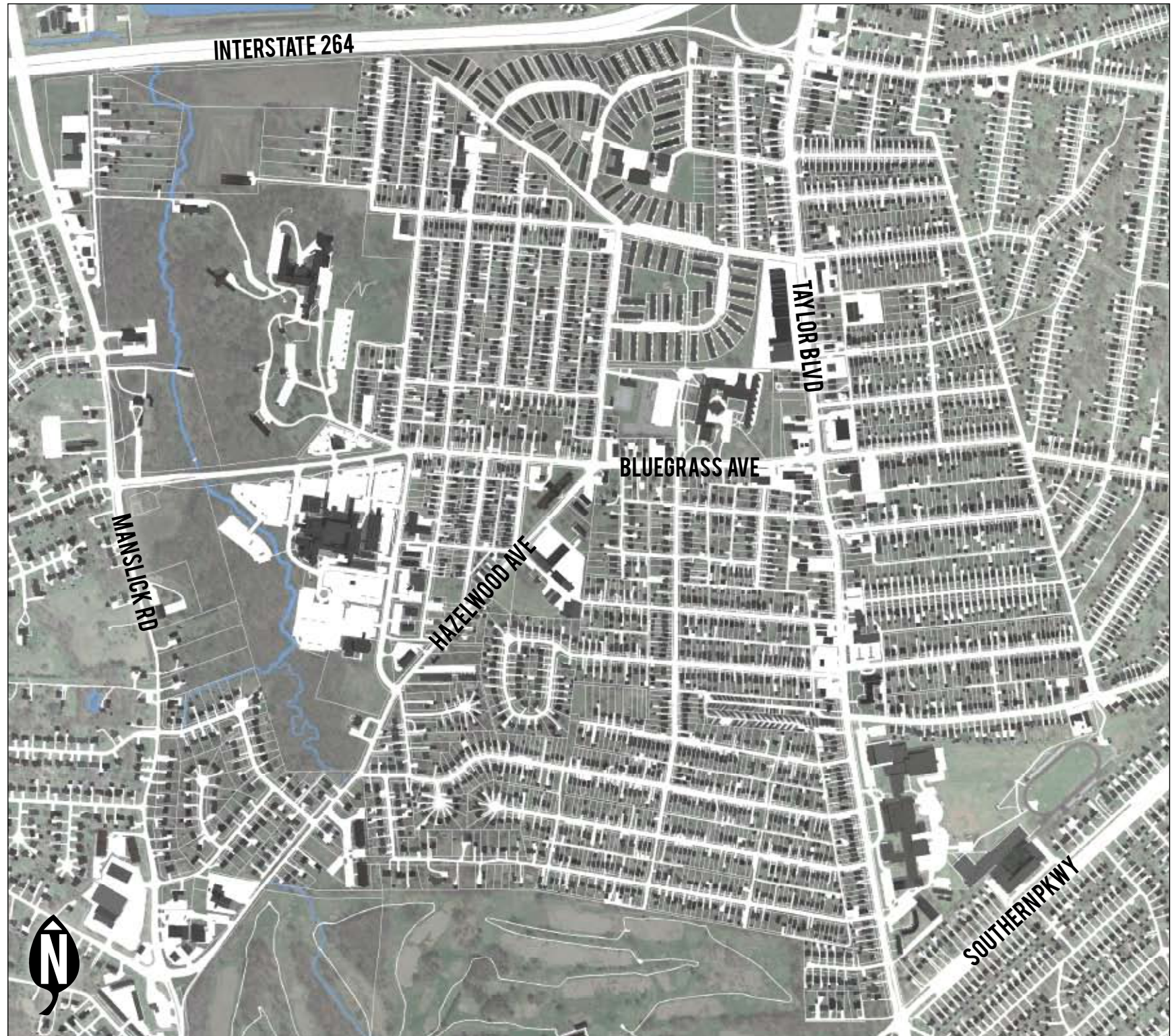
Besides the riparian corridor behind the hospital, very little natural

open space and tree canopy exists throughout the neighborhood. Trees can absorb up to 60 gallons during a storm event, improve air quality, reduce carbon dioxide by up to 48 pounds per year, and release excess water back into the environment through evapotranspiration. Increasing tree canopy cover by 5% can reduce stormwater runoff by 2%. Trees and other natural landscaping are attractive and inviting to people to spend more time outside thus creating a stronger sense of community, increase the attractiveness of property to investors, and can increase property values up to 15%. Increasing the amount of natural vegetation, particularly native trees, will help improve the environmental function and aesthetics of the neighborhood.

Figure 17

NEIGHBORHOOD IMPERVIOUS SURFACES

-  Pavement
-  Building Footprint/Roofs



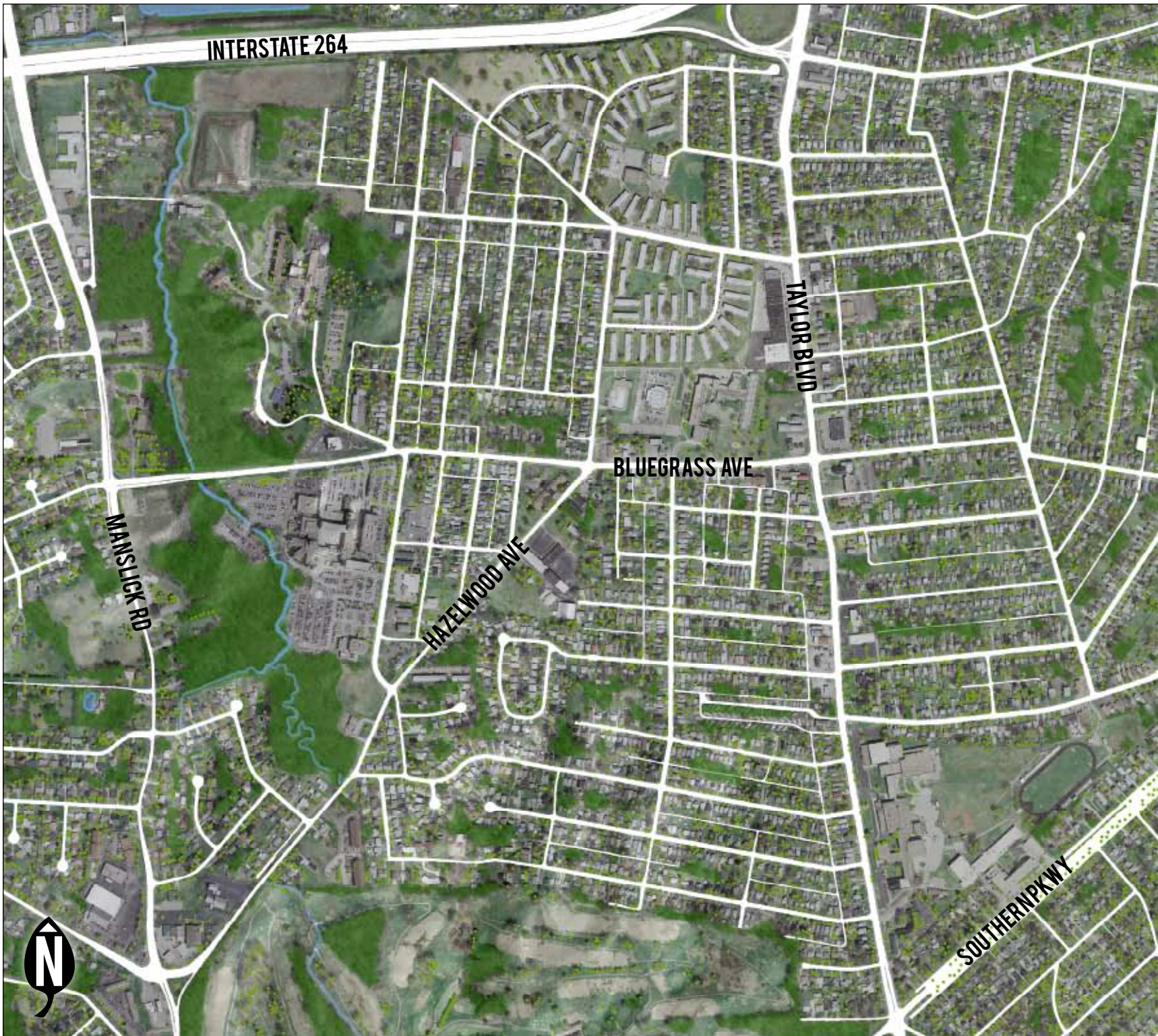





Figure 18

NEIGHBORHOOD LANDFORMS, FLORA & HYDRO

-  Foreclosure
-  Vacant Structure
-  Creek



RECOMENDATIONS

Open Space & Environmental Recommendation Narrative

In order to fully understand the problems that the North Iroquois Neighborhood faces, a thorough assessment of all infrastructure is needed. This assessment should focus on creating a stormwater model to determine the proper size of existing stormwater infrastructure while also completing an inventory and assessment of all stormwater conveyances (culverts, storm drains, catch basins) to ensure proper function. MSD is responsible for most drainage components, but the assessment may identify other parties with ownership/maintenance responsibilities.

After a thorough assessment of infrastructure is completed, a significant investment in new green infrastructure should take place at Sts. Mary and Elizabeth Hospital, Hazelwood Elementary School and along the Taylor Boulevard Commercial Corridor, between Bicknell Avenue and Brookline Avenue. This could include a variety of stormwater mitigation infrastructure: bioswales, pervious pavements, etc. North Iroquois Neighborhood should also establish a tree planting program with the minimum goal of 40% tree canopy cover in the neighborhood within 10 years. Connecting the system of parks through a mixed-use path system is also strongly encouraged.

The proposed route is illustrated in Figure 16. While much of the right of way already exists where these paths could be constructed, the right of way will have to be evaluated for best options along the entire proposed path, and particularly along the Iroquois Park Golf Course. Adding three new public spaces and retrofitting an existing site will greatly increase the amount of park area for local residents. We recommend establishment of a park at north edge of the Iroquois Homes site along with the addition of a Splash Park / Spray Park at the former Hazelwood Pool site. The other two public spaces that the plan suggests adding are a small plaza at the intersection of Bluegrass and Taylor to act as the neighborhood center as well as small community garden at the intersection of Hazelwood and Malcolm.

Finally, through the identification of gateways, North Iroquois will define itself as a neighborhood. These gateways can be simple in nature, but should include a simple signage that recognizes the history of the area.

Open Space & Environmental Recommendation Table

Based on the results of the visioning session and the analysis of environment and open space, the following recommendations guide the neighborhood toward ensuring that the open space meet the needs of current residents and meet the expressed goals of Cornerstone 2020:

NO.	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
5.1	Include bikes lanes on Manslick Rd. widening	KIPDA/KYTC	Medium-Long
5.2	Complete an inventory and assessment of all stormwater conveyance infrastructure (culverts, storm drains, catch basins) and identify the ownership/maintenance responsibility of each.	MSD	Short
5.3	Educate and inform citizens and stakeholders about responsibility of stormwater infrastructure and where to report problems.	NINA	Ongoing
5.4	Place New Green Infrastructure at Sts. Mary and Elizabeth Hospital, Hazelwood Elementary School and along the Taylor Boulevard	STMEH/JCPS/NBO	Long-term
5.5	Require Green Infrastructure and Advanced Storm Water Retention Techniques, made of natural elements, be used for 50% of stormwater retention for all new development in the neighborhood	LMHA/PDEV	Long-term
5.6	Initiate discussions between Sts. Mary and Elizabeth Hospital, Hazelwood Elementary and businesses along the Taylor Boulevard Commercial Corridor to receive incentive & rebate information from MSD Stormwater Program	NINA/MSD	Short
5.7	Establish a tree planting program and set a minimum goal of 40% tree canopy cover in the neighborhood within 10 years.	NINA/ MSD/ ML	Short
5.8	Create Multi Use Path along north edge of Iroquois Park Golfcourse.	MSD	Short
5.9	Create Open Space at the Iroquois Homes Site between Watterson Expressway and along the rough line of Cayuga Street, Oneida Court, Squires Drive and Ashland Avenue	LMHA/PDEV	Medium
5.10	Create a new neighborhood splash park at former Hazelwood Pool property.	MP	Short
5.11	Create a new community garden at the intersection of Hazelwood and Malcolm Avenue.	NINA	Short
5.12	Integrate a new Public Plaza at the intersection of Taylor Boulevard and Bluegrass Avenue as a focal point.	NINA/NBO	Short
5.13	Establish and Define Community Gateways at the intersections of: 1) Taylor Boulevard and the Watterson Expressway, 2) Taylor Boulevard, Southern Parkway and New Cut Road, 3) Manslick Road and Hazelwood Avenue, 4) Bluegrass Avenue and Manslick Road.	NINA/NBO	Short

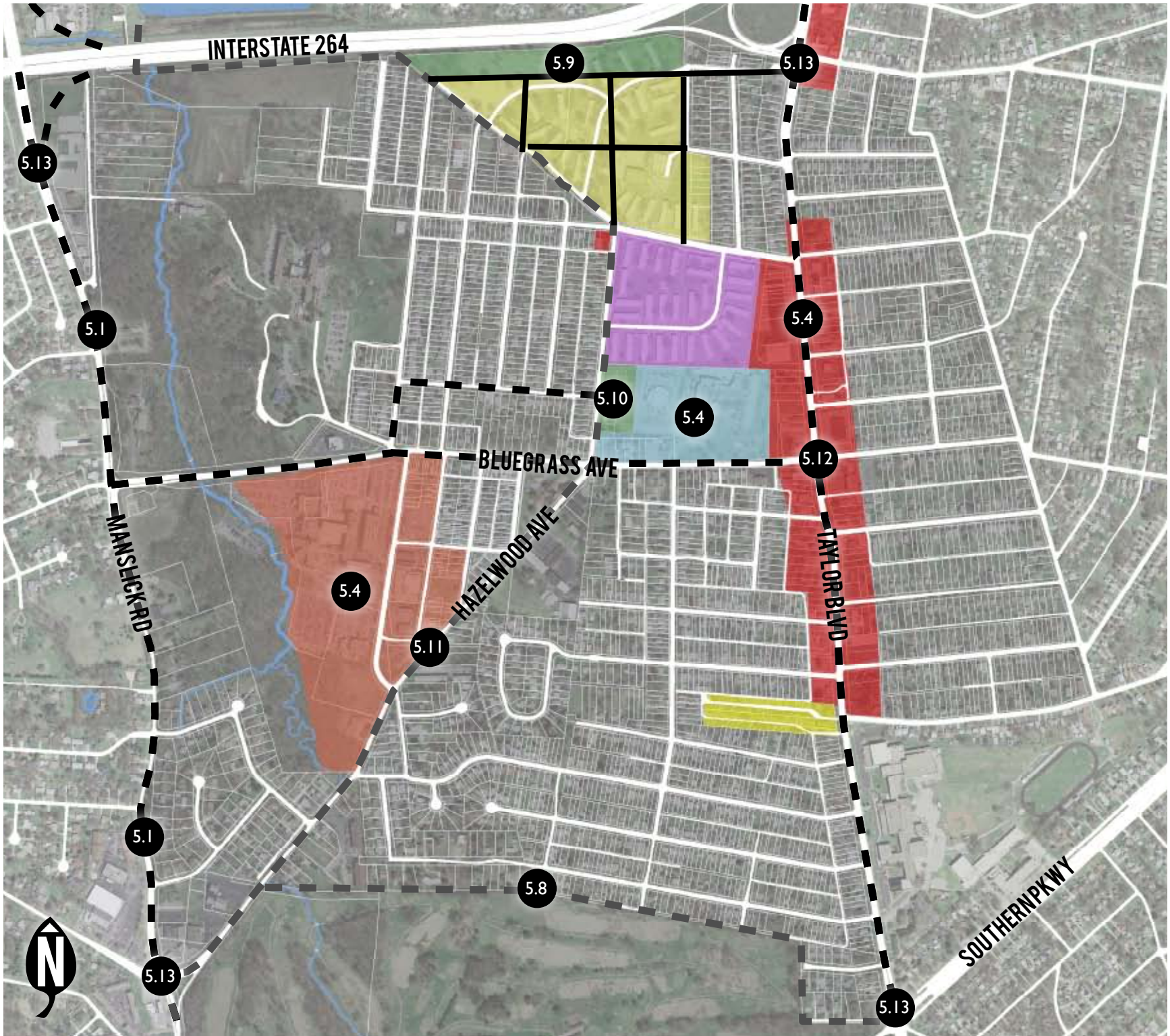
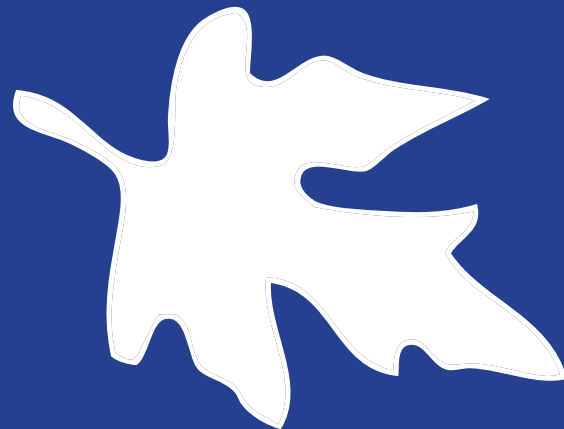


Figure 19

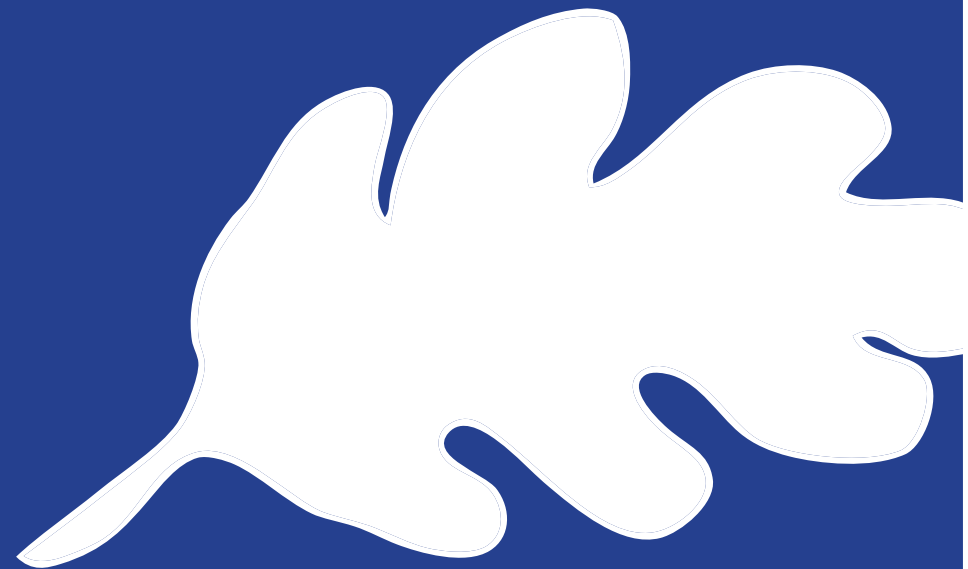
NEIGHBORHOOD REC. ENVIRONMENT & OPEN SPACE



PLAN IMPLEMENTATION



6



PLAN IMPLEMENTATION



Introduction

This plan document is the product of four months of weekly class meetings, discussions, research collection and analysis and a visioning session with neighborhood residents. The recommendations addressed in this chapter are based on the collective efforts of all parties involved. All recommendations appear here as they do in their respective chapters contained in this plan.

Plan Implementation

This plan features Land Use/Community Form and Mobility components as required; however, given the complexity of issues confronting the North Iroquois Neighborhood, this plan includes Housing and Environment/Open Space components. After the December 06, 2010 presentation of the plan, it is the hope of planning students that Neighborhood stakeholders, Louisville Metro Planning and Design Services, the Louisville Metro Council will build upon the work of this plan and pursue key recommendations. All plan recommendations are intended to supplement Cornerstone 2020 and the Land Development Code.

In order to be successful, the recommendations of this plan require that multiple agencies coordinate and work together in pursuit of a common vision. Each recommendation divides into its respective chapter and identifies a suggested lead agency responsible for the implementation and time boundaries of each recommendation.

Above: Save-A-Lot is a important neighborhood marketplace that the Plan seeks to retain, while also improving aesthetic qualities of the corridor.

Time Frame Definition

TIME FRAME	TIME FRAME LENGTH
Short-Term	Immediate - 3 Years
Medium-Term	3 - 7 Years
Long-Term	7-10+ Years
On-Going	Policy recommendations without a specific time frame

Acronym Key

ACRONYM	FULL NAME
CDB	Community Development Banks
DHFS	Louisville Metro Department of Housing and Family Services
EDD	Louisville Metro Economic Development Department
GLRA	Greater Louisville Realtors Association
HUD	U.S. Department of Housing and Urban Development
JCPS	Jefferson County Public Schools
KIPDA	Kentuckiana Regional Planning and Development Agency
KYS	Kentucky State Senator
KYTC	Kentucky Transportation Cabinet
LBA	Land Bank Authority
LEED	U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design Certification
LEED-ND	USGBC LEED Neighborhood Development Certification
LMHA	Louisville Metro Housing Authority
LMPD	Louisville Metro Police Department
LUL	Louisville Urban League
MC	Louisville Metro Council
MP	Metro Parks
MSD	Louisville Metropolitan Sewer District
NBO	Neighborhood Business Owners
NINA	North Iroquois Neighborhood Association
NINATF	North Iroquois Neighborhood Association Task Force
NPHA	Non-Profit Housing Association
PDEV	Proposed Developer
PDS	Planning and Design Services
PW	Public Works
STMEH	Sts. Mary and Elizabeth Hospital
SUPA	University of Louisville Department of Urban and Public Affairs

MASTER RECOMMENDATION TABLE

NO.	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
2.1	Redevelop the Iroquois Homes site into a LEED Gold Planned Development District (PDD)	PDEV	Medium
2.2	Reconnect the traditional street grid at Iroquois Homes	PRD/PDS	Medium
2.3	Permit the development of carriage houses or ancillary dwellings	PDEV/PDS	Short
2.4	Create a neighborhood center at the corner of Taylor Boulevard and Bluegrass Avenue	PDEV	Short
2.5	Ensure placement of public amenities in Neighborhood Center.	NINA/PDEV	Medium
2.6	Create appropriate signage that identifies the neighborhood at all gateways	NINA	Short
2.7	Create design standards for commercial signage in the Hazelwood Shopping Center and opportunities for shared commercial signage among business owners	NINA/PDS	Short
2.8	Make zoning changes in areas around St. Mary & Elizabeth Hospital to facilitate hospital expansion into a hospital accessory zone	DPS	Short
2.9	Redevelop the Hazelwood Shopping Center as a mixed-use, pedestrian oriented development	PDEV	Long
2.10	Develop a farmer's market at the community center behind Hazelwood Elementary	NINA	Medium
3.1	Include bikes lanes on Manslick Rd. widening	KIPDA/KYTC	Medium-Long
3.2	Support construction of I-264 interchange at Manslick Rd	NINA	Medium-Long
3.3	Reduce Taylor Blvd to two drive lanes with a middle turn lane and bike lanes after completion of Manslick interchange	PDS/PW/KYTC	Long
3.4	Implement on street parking on outside drive lane of Taylor except during established rush hour in the primary commute direction until the Manslick interchange is completed.	PW/KYTC	Short
3.5	Identify locations to eliminate or combine access on Taylor Blvd in conjunction with the creation of the mixed use path.	PDS/PW/KYTC	Short-Medium
3.6	Widen Bluegrass Rd. to 3 lanes with bike lanes and sidewalks/multi-use paths between Manslick and Churchman	PW/MC	Short-Medium
3.7	Widen Bluegrass Rd. to 3 lanes between Churchman and Taylor	PW	Medium
3.8	Install traffic signal and crosswalks on Bluegrass at Churchman	PW/MC	Short
3.9	Enhance crosswalk using pedestrian activated flashing lights at Lonsdale and Bluegrass	PW/MC	Short
3.10	Construct sidewalks on streets missing sidewalks as identified in Figure 8	PW/MC	Medium
3.11	Construct Multi-use path on west side of Taylor Blvd from I-264 to Iroquois Park	PW/KYTC/MC	Short-Medium
3.12	Construct Multi-use paths and greenways to connect Waterson Lake Park to the recommended open space at the former Iroquois Homes site to the recommended spray park (along Hazelwood and west of the Neighborhood Place), to Iroquois Park via Hazelwood.	PDS/PW/MP/MC	Short-Medium
3.13	Follow the framework plan for mobility improvements	PDS/PW/KYTC	Short-Medium
4.1	Encourage and promote the use of home-ownership counseling programs	NINA/LMHA/GLRA/LUL	Short
4.2	Form a working group consisting of the North Iroquois Neighborhood Association, interested third parties, housing stakeholders and non-profit housing developers to work with urban infill sites. (e.g. Habitat for Humanity, Housing Partnership Incorporated). List the sites and refer to map, potential sites for infill development. (e.g. corner of bluegrass and Taylor.)	NINA	Short
4.3	Increase awareness of low-interest loans available in the area.	NPH/LUL	Ongoing

NO.	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
4.4	Conduct a media blitz/campaign about existing low-interest loan program available for residents who qualify. See Appendix ##	EDD/CDB/NINA/LMHA/LUL	Short
4.5	Partner with a community credit counseling agency to help residents qualify for low interest or forgivable homeowner loans	NINA/LUL	Ongoing
4.6	Complete an inventory of all vacant lots and structures and the characteristics of those structures.	SUPA/LMHA	Short
4.7	Identify housing in need of rehabilitation	SUPA/NPHA	Short
4.8	Encourage productive interim use of privately-owned vacant lots.	NINA/DHFS	Medium
4.9	Contact neighbors of owners adjacent to vacant property about opportunities of sideyard splits.	LBA	Ongoing
4.10	Create a committee of neighborhood residents to lobby Metro Council and Metro Government to dedicate HOME Investment Partnerships and Community Development Block Grant funds for the rehabilitation of housing in the North Iroquois Neighborhood	NINA/NINATF/PDS	Short-Medium
4.11	Partner to submit a Choice Neighborhood grant application	NPHA/LMHA	Medium
4.12	Designate the North Iroquois Neighborhood as a target area for Community Development Block Grant Funds, Home Funds, Neighborhood Stabilization Funds and future federal funding sources involving housing	NPHA/LM/LMHA	Short
4.13	Encourage buyers of homes to take advantage of forgivable loans programs	LMHA/LM/NINA/LUL	Ongoing
5.1	Include bikes lanes on Manslick Rd. widening	KIPDA/KYTC	Medium-Long
5.2	Complete an inventory and assessment of all stormwater conveyance infrastructure (culverts, storm drains, catch basins) and identify the ownership/maintenance responsibility of each.	MSD	Short
5.3	Educate and inform citizens and stakeholders about responsibility of stormwater infrastructure and where to report problems.	NINA	Ongoing
5.4	Place New Green Infrastructure at Sts. Mary and Elizabeth Hospital, Hazelwood Elementary School and along the Taylor Boulevard	STMEH/JCPS/NBO	Long-term
5.5	Require Green Infrastructure and Advanced Storm Water Retention Techniques, made of natural elements, be used for 50% of stormwater retention for all new development in the neighborhood	LMHA/PDEV	Long-term
5.6	Initiate discussions between Sts. Mary and Elizabeth Hospital, Hazelwood Elementary and businesses along the Taylor Boulevard Commercial Corridor to receive incentive & rebate information from MSD Stormwater Program	NINA/MSD	Short
5.7	Establish a tree planting program and set a minimum goal of 40% tree canopy cover in the neighborhood within 10 years.	NINA/ MSD/ ML	Short
5.8	Create Multi Use Path along north edge of Iroquois Park Golfcourse.	MSD	Short
5.9	Create Open Space at the Iroquois Homes Site between Watterson Expressway and along the rough line of Cayuga Street, Oneida Court, Squires Drive and Ashland Avenue	LMHA/PDEV	Medium
5.10	Create a new neighborhood splash park at former Hazelwood Pool property.	MP	Short
5.11	Create a new community garden at the intersection of Hazelwood and Malcolm Avenue.	NINA	Short
5.12	Integrate a new Public Plaza at the intersection of Taylor Boulevard and Bluegrass Avenue as a focal point.	NINA/NBO	Short
5.13	Establish and Define Community Gateways at the intersections of: 1) Taylor Boulevard and the Watterson Expressway, 2) Taylor Boulevard, Southern Parkway and New Cut Road, 3) Manslick Road and Hazelwood Avenue, 4) Bluegrass Avenue and Manslick Road.	NINA/NBO	Short

APPENDICES



APPENDIX A:

Community Visioning Session Executive Summary

The Community Meeting / Visioning Session was held on September 20, 2010 in the Assembly Room at Sts. Mary and Elizabeth Hospital. In addition to students in PLAN 652, four local community leaders were present:

- Ken Johnson, Vice President/COO of Sts. Mary and Elizabeth Hospital
- Representative Tim Firkins, Kentucky House of Representatives (38th District)
- Michael Tackett, President of Hazelwood Community Organization
- Mark Lurie, Local Businessman

The objective was to identify and prioritize needs and goals in the neighborhood. Through a series of brainstorming exercises, the participants were able to identify the issues in the neighborhood as well as solutions and recommendations to improve the neighborhood

Exercise 1 Susceptible to Change

1: Iroquois Homes

The group identified Iroquois Homes as one of the areas most susceptible to change in the next five years. Currently the homes are halfway through being demolished by the Louisville Metro Housing Authority and they have no directive to develop the land after the last of the homes are torn down. The community members mentioned that they would like to see the Veterans Affairs (VA) Hospital or hospital satellite at that location. From what the group also mentioned this is the wish of their current metro council person and the group has been working actively to persuade them that the site would well suited for such a property.

2: Sts. Mary and Elizabeth Hospital/Flooding Issues

Community members all agreed in stating that the hospital campus was susceptible to change. Panel members agreed that the hospital, being very active, was nearing capacity and alluded to the idea that more patient care facilities either at the primary campus or nearby would be likely in the coming years. However, the hospital is still in recovery from the extensive flash flood in the Fall of 2009. The group mentioned that there needed to be better control of rainwater runoff and suggested that potential improvements would have to be made if the hospital were looking to expand facilities.

3: Hazelwood Shopping Center & Vicinity

Community members feared that with the closing of Iroquois Homes many of the nearby dining and shopping opportunities would suffer and potentially close, setting back the neighborhood and forcing residents to look elsewhere for those opportunities. The corner that they suggested needed the most help was the intersection of Bluegrass Avenue and Taylor Boulevard. Currently, there is a sizable piece of property at that intersection that is vacant and for sale, although the community members mentioned that the current owner of the land understood the value of it and was holding out for more attractive offers to sell it.

Figure 20 – Susceptible to Change



Figure 21 – Good Place/Bad Place



Summary of Exercise 2
Good Place, Bad Place / Susceptible to Change

The Good Place, Bad Place Exercise allowed the community members to place dots on areas they felt were either “good” for the neighborhood or “bad” (Figure 1). There were mixed sentiments with this exercise - all of those present agreed that there was both good and bad aspects at many locations. For instance the group felt that the Hazelwood Shopping Center was a great asset to the neighborhood, however its appearance was a weakness that the community members mentioned. The Susceptible to Change exercise was conducted in similar fashion with participants placing dots on a map to indicate areas that could change in a 5 year time frame (Figure 2). Responses from both exercises were highly similar, so they have been grouped together in this summary.

Good Places:

1: Hazelwood Shopping Center & Vicinity

All community members stressed the good that comes from the Hazelwood Shopping Center as well as the surrounding businesses. This is the commercial corridor of the neighborhood and serves the immediate area sufficiently - however concern was expressed that the demolition of Iroquois Homes and the associated loss in clientele could hurt this very valuable asset. Community members also expressed that local neighborhood restaurants are an asset to the community, however they feared that many of these places might disappear after the last of the Iroquois Homes are torn down.

2: Sts. Mary and Elizabeth Hospital

The community members all felt that Sts. Mary and Elizabeth Hospital was a strong aspect of their neighborhood, which they would like to see preserved and improved. The hospital has the second busiest emergency department in Jefferson County, largely because of its location outside of the hospital core in downtown.

Bad Places:

1: Iroquois Homes

Iroquois Homes is a housing project that was developed in the 1950's and is currently in the process of being torn down by Louisville Metro Housing authority. Currently about half of the units at the complex have been razed with the remaining half to be torn down as money in discretionary budgets for LMHA becomes available. Community members spoke about the negative connotation the housing project has as well as all of the crime that occurs there.

2: Bluegrass Avenue near the Hospital, Gateways to North Iroquois

The community members all felt that gaining access to the hospital and the proper identification to gateways into the community was a major weakness. Members spoke of how Bluegrass Avenue, being the primary route to the emergency room, is often congested for various reasons. They also mentioned that when there is a covering of snow that the road becomes very dangerous and icy, being one of the last roads to be cleaned off by Louisville Metro. Gateways to both the hospital and the commercial corridor were lacking and did not provide a sense of neighborhood identity.

Summary of Exercise 2

PARK (Protect, Add, Remove, Keep Out)

The second exercise allowed community members to identify what they felt the community should Protect, Add, Remove and Keep Out. The exercise produced similar results to the first two exercises, but it did bring to light different issues not previously mentioned. After creating a sizable list, the members were asked to narrow down and prioritize their responses.

Protect

1: Iroquois Park / Greenspace

All of the community members agreed that Iroquois Park was a tremendous asset in the community, as it defines the area and is one of the most important landmarks in Jefferson County / Louisville.

2: Nearby Historic Properties

Throughout the course of the meeting it became apparent that there are several historical sites in the area of North Iroquois that the community members wanted protected. These sites included the Old Hazelwood Elementary School as well as the building that is currently Whitehouse Painting.

3: Density

The neighborhood wanted to preserve the current density of the neighborhood, even if it were to expand.

4: Schools

The community members wanted to maintain and improve the local schools.

5: Commercial

The community members would like to see the current commercial corridor and the locally owned businesses to stay, and additional businesses to be added.

Add

1: New Owner Occupied Housing

The community members would like to see additional housing in the neighborhood, mentioning several sites, one at the intersection of Bluegrass and Hazelwood another potentially at Iroquois Homes.

2: Improved Transportation Network/Infrastructure

Pedestrian, Bicycling and improved Automotive/Public Bus transit were all issues in that were identified. Community members would like to see a lot of the roads widened throughout the neighborhood, and in the process they would like to see the addition of bicycle friendly facilities, including bicycle lanes. Specifically they mentioned widening of Bluegrass to provide better access to the hospital as well as identification of access points.

Remove

1: Housing Issues

The largest removal issue was the removal of dilapidated housing, including Iroquois Homes. Community members suggested that this was directly correlated with the addition of new owner-occupied housing and stressed that they needed more people in the neighborhood that would take care of their properties. There was a perception that absentee landlords that own buildings and houses that have been subdivided into apartments have allowed their properties to fall into disrepair.

2: Impervious surfaces

The community members wanted to remove large swaths of impervious surfaces for better stormwater control as well as aesthetics.

Keep Out

1: Low-Quality Commercial

While community members do want more shopping opportunities, they did not want a “Big-Box” store that would be out of character with the neighborhood. They also mentioned a desire to keep out additional liquor stores, check cashing and instant loan services.

Exercise 3: Discussion of Iroquois Homes

The next exercise was the discussion of what to do with the large piece of property that would be available after Louisville Metro Housing Authority completed demolition of Iroquois Homes. The discussion centered on the idea that this large swath of land could and should be a focal point for the neighborhood. A summary of the ideas for development follows.

1: YMCA / Community Center

Community members felt that there could potentially be a YMCA or some other type of local community center that could fit into the neighborhood. There is a need for some place for local children to go after school and community members thought this could be a viable option.

2: Mixed-Use Development

By building a mixed-use development, locals thought that they could fortify the local area businesses as well as attracting new residents to the area. However, all residents agreed that any mixed-use development would have to fit the character of the neighborhood.

3: Senior Housing

Many of the community members felt that the area could use a senior housing community since many neighborhood residents would like to remain in the community, but have reached an age where living on their own is difficult. This could potentially be a smaller development in combination with others on this list.

4: Patio Homes

The aging population, or perception of it, could be a reason to locate a patio home development somewhere on the site. This would provide new housing that, while not exclusively for seniors, would probably attract that demographic.

5: Healthcare Facility

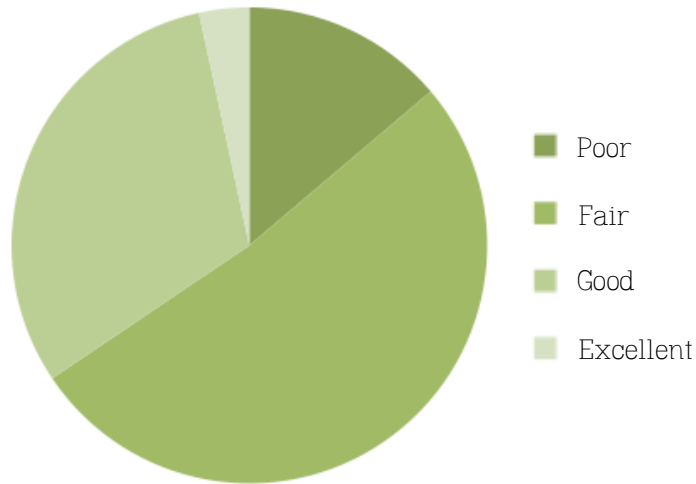
The community members present felt that the current site of Iroquois Homes would be perfect for some sort of healthcare use due to both its proximity to Sts. Mary and Elizabeth as well as the interstate, allowing for easy access. Suggestions included the primary VA Hospital or a satellite campus at the location. A related suggestion was to build a behavioral health facility on the property. Participants felt that in addition to providing needed services, a healthcare facility would attract well-educated and middle class individuals to the area who might want to live close to where they work.

APPENDIX B: North Iroquois Quality of Life Survey

Introduction

A Quality of Life Survey was conducted as part of the Louisville Metro Community Outreach Division Department of Neighborhoods' Neighborhood Assessment Project. Thirty-four (34) residents of the North Iroquois community completed the survey, and their responses are summarized below.

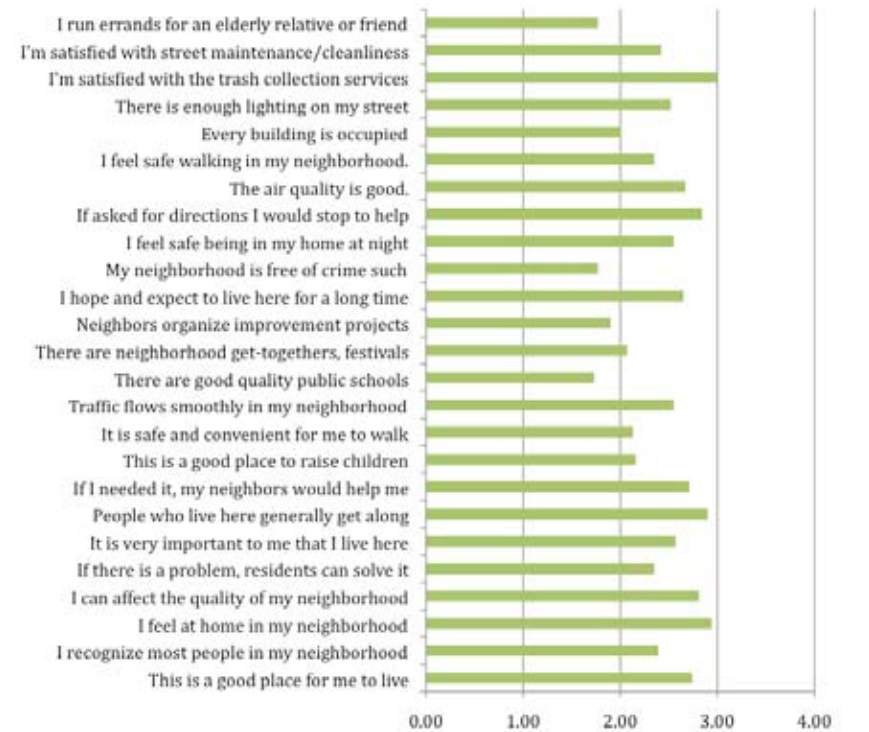
1: Overall, how would you rate the quality of life in your neighborhood?



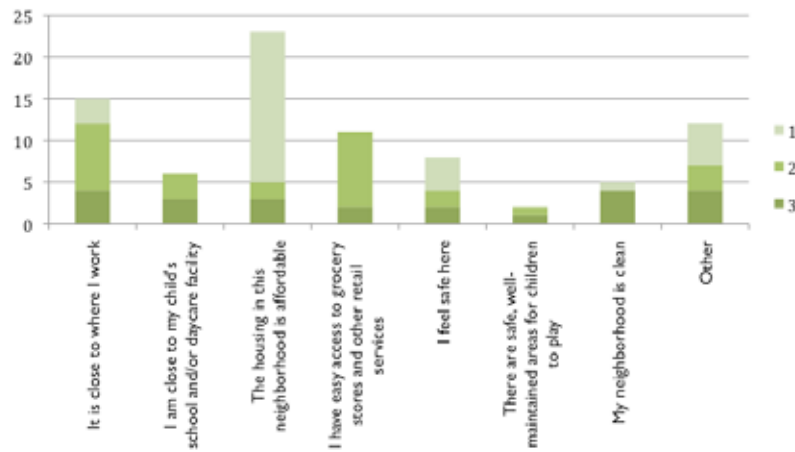
2: Please rate the following aspects of life in your neighborhood as either Poor (1), Fair (2), Good (3) or Excellent (4).



3: Please indicate your level of agreement or disagreement with each of the following statements. (1=Strongly disagree; 2=Somewhat disagree; 3=Somewhat agree; 4=Strongly agree)

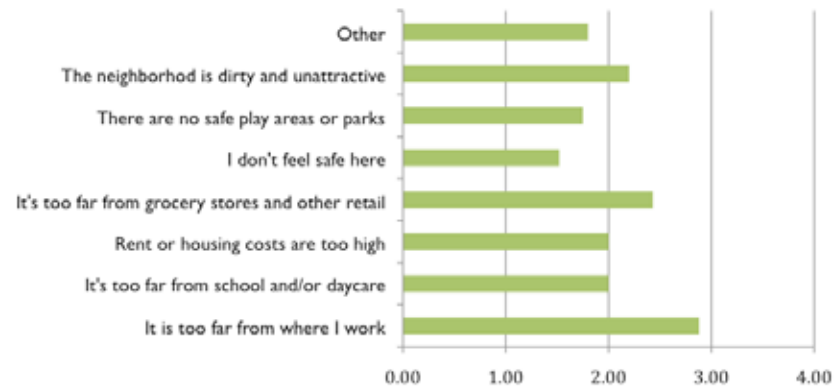


4a. Please choose your top three (3) reasons for continuing to live in your neighborhood from the following list. Rank them from 1 to 3, with “1” being your most important reason. (Note: you will have ONLY 3 check marks selected for this question)



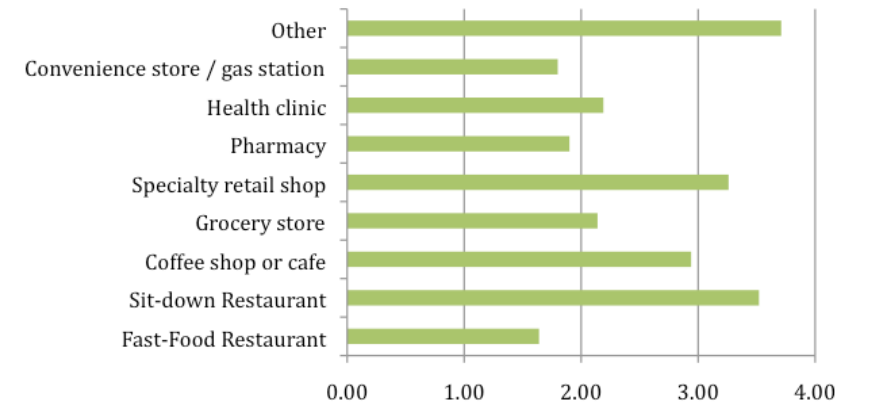
4b. “Other” answers included proximity to family, having grown up in the neighborhood, and having paid off their home.

5a. Which three of the following reasons might make you consider moving away from your neighborhood? Rank them from 1 to 3, with “1” being the most important reason for moving. (Note: you will have ONLY 3 check marks for this question.)



5b. “Other” answers included poor maintenance of rental units, low-quality schools, and family obligations.

6a. Which three of the following reasons might make you consider moving away from your neighborhood? Rank them from 1 to 3, with “1” being the most important reason for moving. (Note: you will have ONLY 3 check marks for this question.)



6b. “Other” responses included department stores and bookstores.

7: Where is your neighborhood's main shopping area(s)?

Common answers included the Kroger on New Cut Road and Hazelwood Shopping Center. More respondents reported shopping outside of the community than inside the neighborhood.

8. What do you consider to be the major asset(s) of your neighborhood?

Most respondents noted the proximity to Iroquois Park and the affordability for an established neighborhood.

9. What do you see as the major problems facing your neighborhood?

Common responses included crime, and proliferation of poor quality rental property.

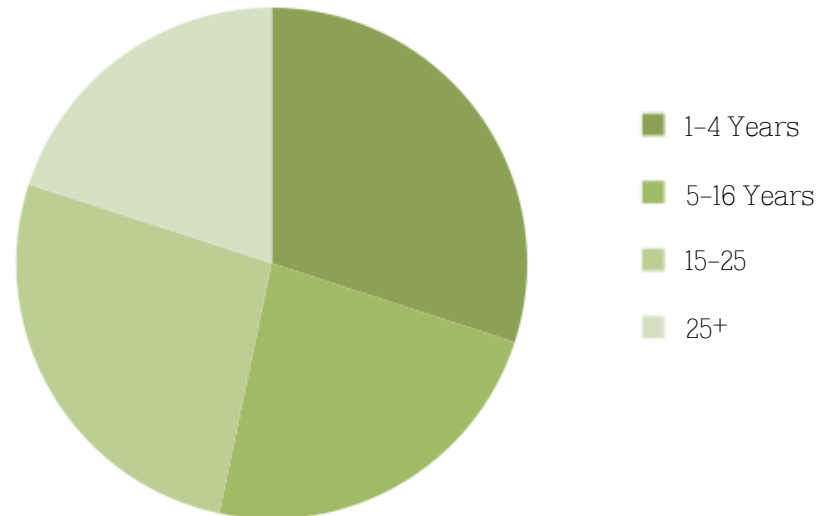
10. What suggestions would you make for improving the quality of life in your neighborhood?

Common responses included an increase in community involvement, an increase in police presence and other safety measures, and the removal of Iroquois Homes.

11. Would you be willing to volunteer your skills to the neighborhood? If so, what skills could you offer?

Slightly more than half of respondents expressed a willingness to volunteer.

12: How long have you lived in the neighborhood?



Demographic Information

Most respondents were between 30 and 59 years of age. Slightly more than half (57%) were female. Most (87%) were non-Hispanic whites and all were English speakers. The majority of respondents (73%) represented small (2-3 person) households and most (90%) owned their homes. Most reported a household income of more than \$50,000 for the preceding year.

APPENDIX C:

Low-Cost Loan Options

Introduction

A number of programs and resources are available to assist Louisville residents in purchasing homes in the North Iroquois neighborhood. While not comprehensive, the following list provides an overview of several of these programs.

Down Payment Assistance Program

Louisville Metro Government offers a Down Payment Assistance Program to assist qualified homebuyers in purchasing a primary residence. Homebuyers earning less than 80% of median income who complete a HUD-approved counseling program may be eligible for a forgivable mortgage. These mortgages, for 10% of the purchase price of the home up to \$10,000, will be forgiven over a 5 year period. Additional information on these forgivable mortgages and closing cost assistance are available on the Down Payment Assistance Program website or by calling 502.574.3107.

Counseling Programs

The U.S. Department of Housing and Urban Development has approved several organizations in greater Louisville to provide pre-funding counseling services. These programs will assist potential homebuyers in saving for a home, qualifying for a mortgage and obtaining purchase assistance for which they may be eligible.

The Housing Foundation	502.259.9713
Legal Aid Society, Inc.	502.584.1254
Louisville Central Community Center	502.583.8821
Louisville Urban League	502.566.3362
NID-HCA Sickles	502.810.9200
The Housing Partnership, Inc.	502.585.5451

APPENDIX D:

Developed Alternatives

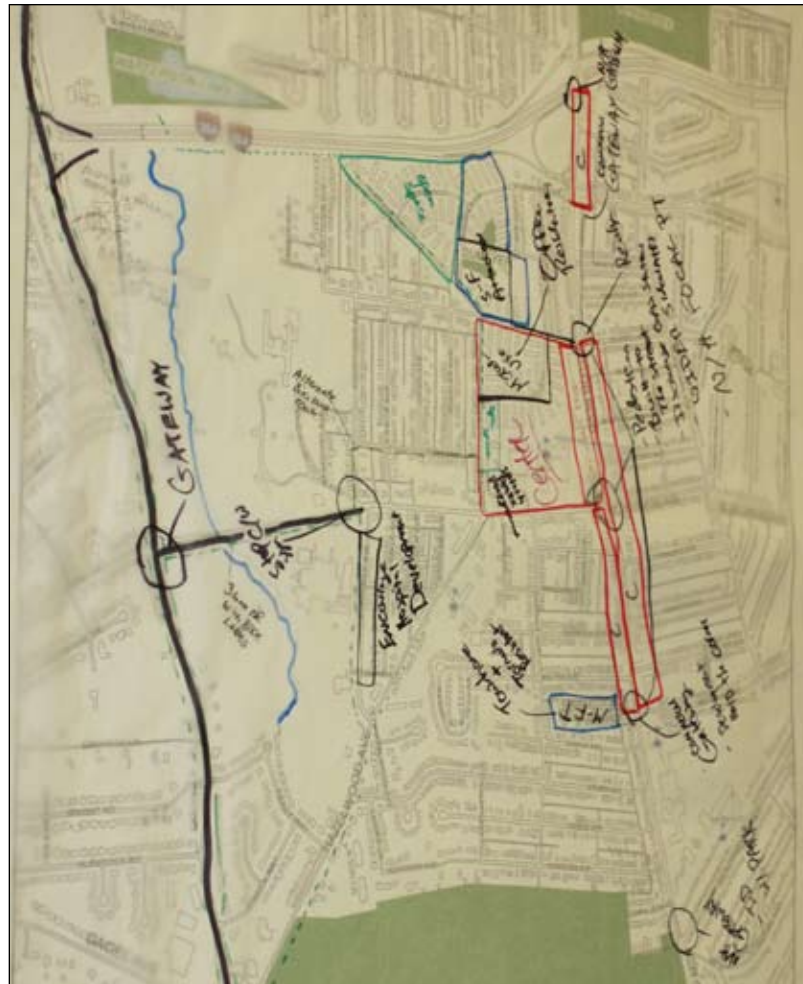
Minimal Effort Alternative

The minimal effort alternative was drafted to represent what the neighborhood would look like should no planning occur. The diagram is a visualization of what the Neighborhood Design Studio students predicted would happen.



Reasonable Effort Alternative

A Reasonable Effort is the alternative that was drafted to represent what the students thought was "reasonable" to expect with a planning effort. In essence this is a rough draft of the Recommended Solution.



Radical Effort Alternative

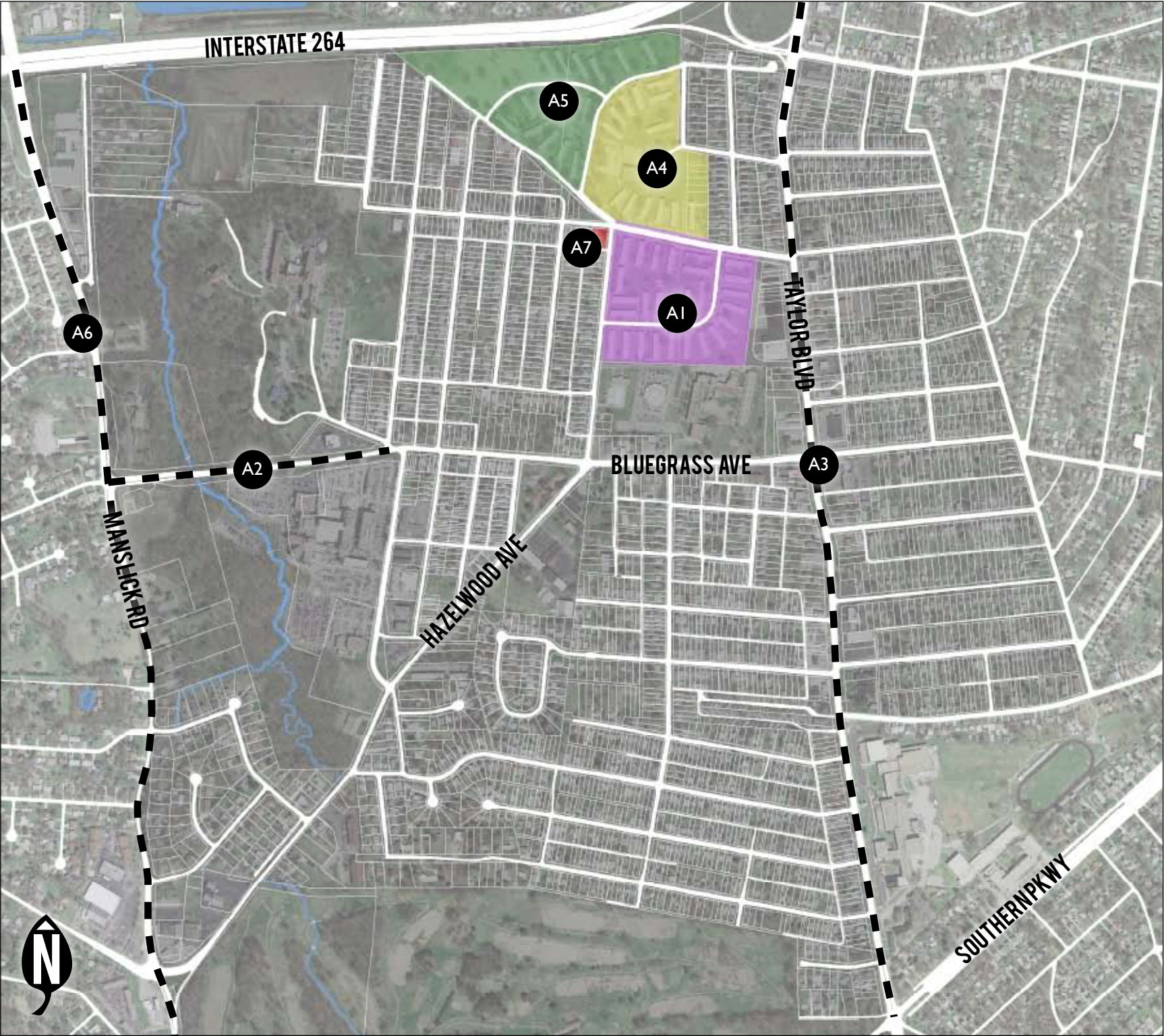
This alternative is what was developed as a radical option. The option tries to create ideas that would otherwise not be thought of in a reasonable setting.



Figure 22

MINIMAL EFFORT ALTERNATIVE

Major Aspects of Alternative A



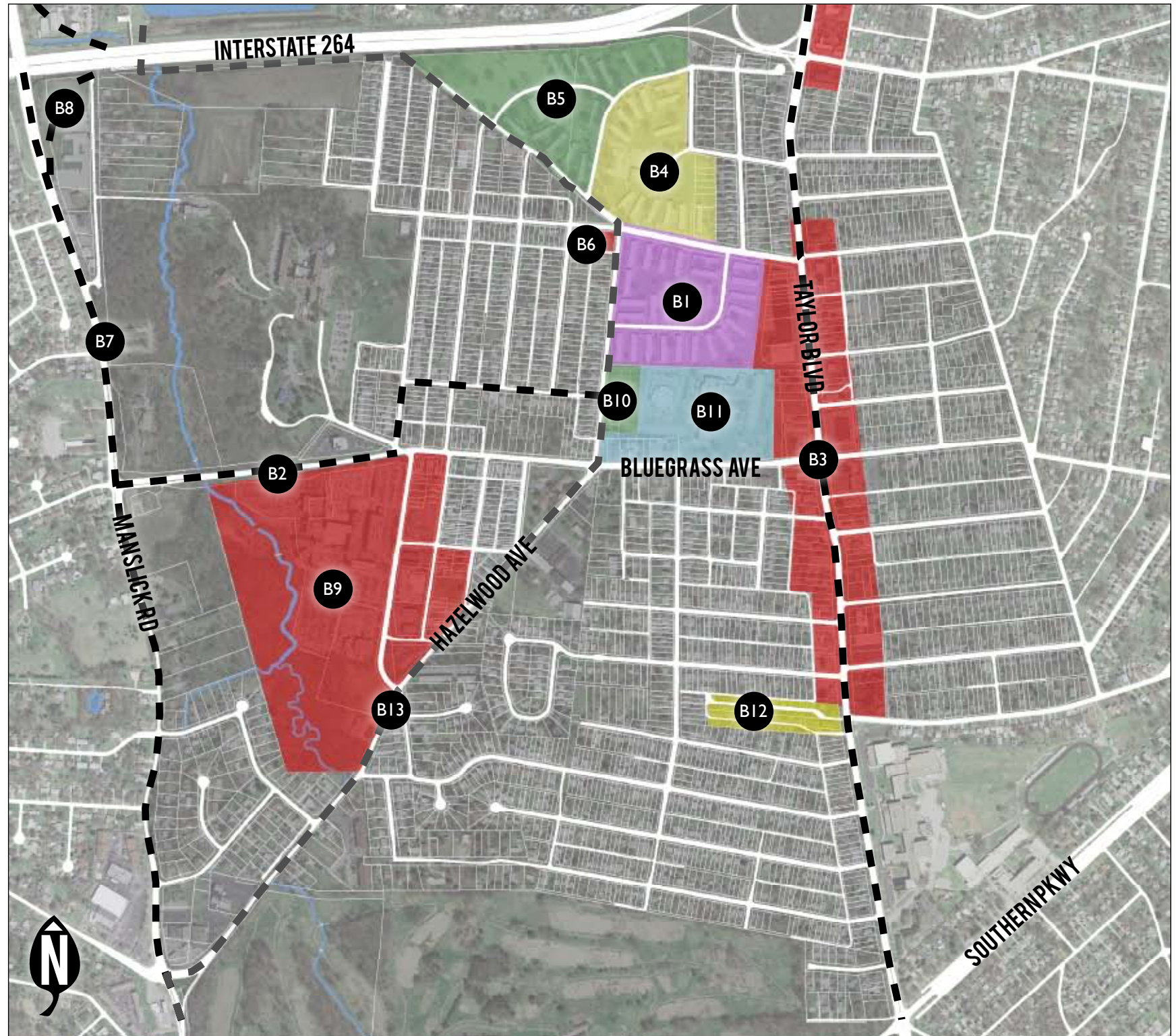
NO.	RECOMMENDATION
A1	Redevelop Into Mixed Use
A2	Widen Bluegrass
A3	Place Bicycle Lanes along Taylor
A4	Convert to Single Family Residential
A5	Convert to Green Space/Open Space
A6	Place Bicycle Lanes along Manslick
A7	Retain Commercial

Figure 23

REASONABLE EFFORT ALTERNATIVE

Major Aspects of Alternative B

NO.	RECOMMENDATION
B1	Redevelop Into Mixed Use
B2	Widen Bluegrass
B3	Place Taylor on a Road Diet, add Bike/Ped facilities
B4	Convert to Single Family Residential
B5	Convert to Green Space/Open Space
B6	Place Bicycle Lanes along Manslick
B7	Retain Commercial
B8	Support Interchange at I-264 and Manslick
B9	Create Hospital Economic Zone
B10	Place Spray Park at Hazelwood Pool Site
B11	Create Community Center
B12	Redevelop into Single Family Housing
B13	Create Mixed Use Path, utilizing existing Pedestrian Bridge



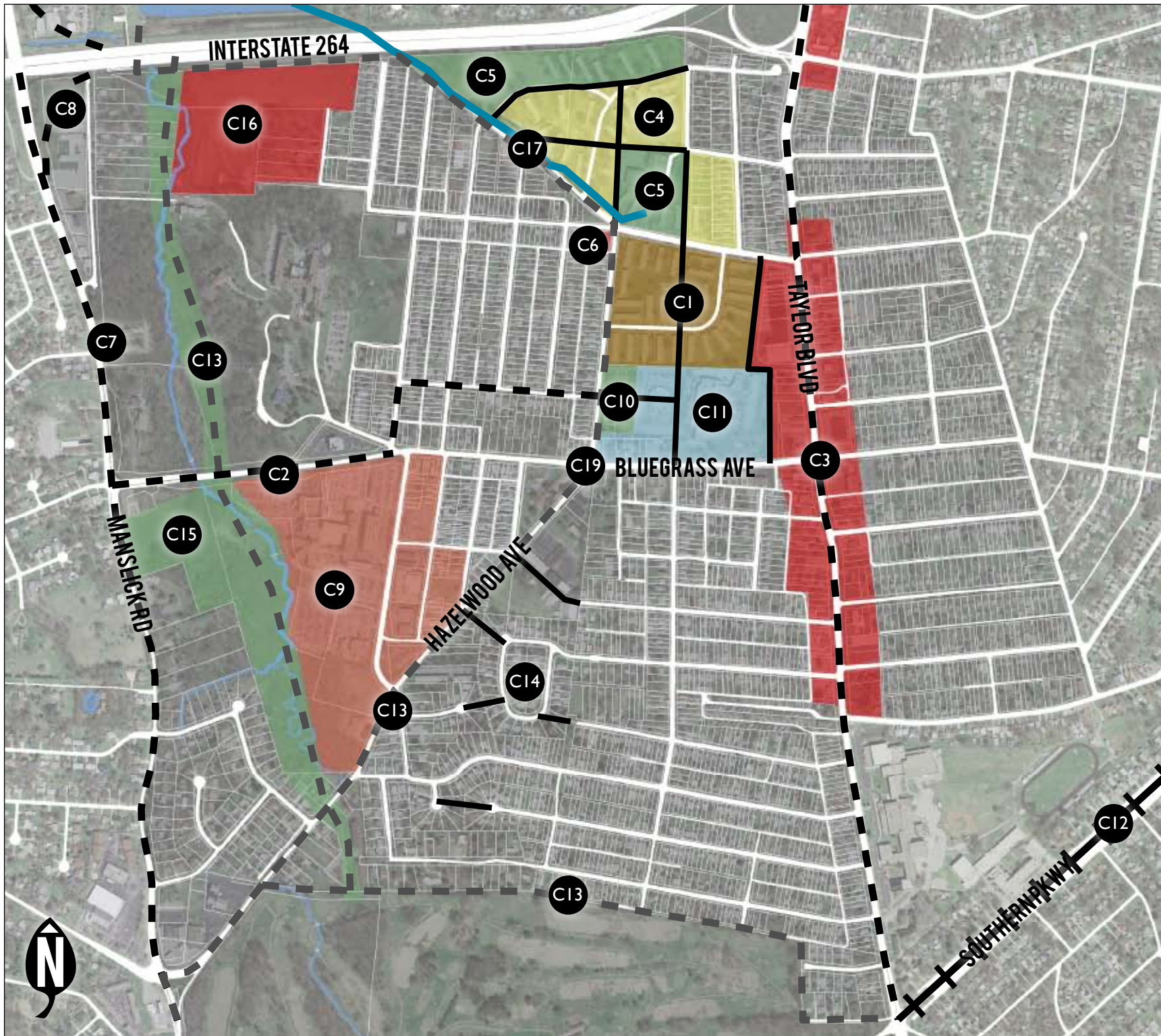


Figure 24

RADICAL EFFORT ALTERNATIVE

Major Aspects of Alternative C

NO.	RECOMMENDATION
C1	Redevelop Into Multi Family Residential
C2	Widen Bluegrass & Place Bike Lanes
C3	Place Taylor on a Road Diet, add Bike/Ped facilities
C4	Convert to Single Family Residential
C5	Convert to Green Space/Open Space
C6	Retain Commercial
C7	Place Bicycle Lanes along Manslick
C8	Support Interchange at I-264 and Manslick
C9	Create Hospital Economic Zone
C10	Place Spray Park at Hazelwood Pool Site
C11	Create Community Center
C12	Place Light Rail Line along Southern Parkway
C13	Create Mixed Use Path, utilizing existing Pedestrian Bridge
C14	Retrofit Suburban Cul-De-Sacs into Street Network
C15	Promote Greenway Park along Mill Creek
C16	Crear High Tech Park
C17	Creek Restoration along Cayuga
C19	Underground Roundabout

