Parks Plus: Affordable Housing

- Agenda:
  - Session 1 Review (10 min)
  - Southend Park Presentation (10 min)
    - Q&A (10 min)
  - Breakout Groups (30 min)
  - Extended Discussion (30 min)
Definitions

Affordable Housing
• Low to missing middle income: 30 to 120% AMI

Parks
Publicly accessible parks and green spaces
pocket parks, trails / greenways,
playgrounds, plazas, large neighborhood parks
Developing Parks with Affordable Housing

Opportunities

- Non-traditional land conversion
- Land swaps
- Identify non-market benefits of parks. Measure and track non-market benefits of greenspace to support parkland conversion in cities where land is at a premium.

Challenges

- Land use and zoning policies
- Funding restrictions on land uses
Meeting Community Needs

Considerations to make:

• Long-term maintenance, stewardship, and programming of parks – establish responsible parties
• Park quality with access
• Social costs and benefits of public, open access parks
• Maintaining affordability of existing housing in neighborhood
Southend Park Urban Village Plan
Parks Plus Affordable Housing
Policies and Programs that Facilitate Co-Development
January 2024
Who We Are

CIVIL ENGINEERS

URBAN DESIGNERS

URBAN PLANNERS

= ehi

CLIENTS

GOVERNMENT

- Louisville Metro
- Lexington-Fayette Urban County Government
- Lexington Downtown Development Authority
- City of Rocky Mount, NC
- City of Franklin, KY
- Kentucky Transportation Cabinet
- Indiana Department of Transportation

PUBLIC / PRIVATE

- Town Branch Park
- Brown Forman Distillery
- Toyota Manufacturing Blue Grass
- Louisville Muhammad Ali INTL Airport
- Fayette County Public Schools

EDUCATION INSTITUTIONS

- University of Kentucky
- University of Louisville

NOTABLE PROJECTS

- Southend Park
- Thelonious Monk Monk to Mill Trail
- Franklin Simpson County Comp Plan
- Bourbon County Comp Plan
- University of Louisville MasterPlan
- Town Branch Park
- African American Interpretive Signage Program
Davis Park, formerly Davis Bottom, is part of the overall Newtown Pike Extension Project that began with the most recent planning and design efforts in 2002 with the design and development of the Newtown Pike Extension Corridor Plan and the Southend Park Urban Village Plan in 2003. Both Plans recognized the role and impact the development of the Newtown Pike Corridor would have on the Davis Bottom community.

**NEWTOWN PIKE EXTENSION**

The Newtown Pike Extension (NPE) is a four-lane divided parkway, slightly less than a mile in length, that skirts the northwest side of downtown Lexington running from Main Street to Bolivar Street. The NPE was conceived to reduce vehicular congestion in downtown Lexington by connecting a main interstate access point with the west side and the University of Kentucky.

The NPE Corridor Plan recognizes the inseparability of land use and transportation by outlining strategies for economic development and neighborhood redevelopment that would be leveraged by the construction of the new road through several urban areas, such as Lower Davistown of Southend Park. The presence of a high-volume road sets the table for mixed-use retail development that not only brings commercial amenities to under-served neighborhoods, but also acts as an architectural transition to lower-scale residential districts.
Local Development Review

PUBLIC ENGAGEMENT

- Public Meetings
- Public Education
- Community Surveys
- Community Priorities

STATUS

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/ Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting
Kentucky Regulations

- Kentucky Transportation Cabinet
- Kentucky State Historic Preservation Office
- Noise Mitigation
- Brownfields
- Kentucky Division of Waste Management
- Environmental Covenant
Federal Planning Context

- Community Impact Assessment
- Context Sensitive Design Solutions
- Executive Order 12898 The National Environmental Policy Act
  - Environmental Impact Statement
- Section 4 (f) of the 1966 DOT Act
- Section 106 of the National Historic Preservation Act
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
Housing - Before
New Housing
“Culture binds us to place. Using culture as part of the community engagement process will help to bind the residents to a vision of the neighborhood as a sense of place to which this project aspires.”
Breakout Groups
25 minutes

What policies or programs do you interact with most when developing affordable housing and/or parks?

In what ways is co-development in your city limited by local, state, or federal policies?
Share your Feedback!
Please take a moment to complete the exit ticket in the chat.
Extended Session

Please stay on if you wish to continue the discussion!
Parks Plus: Affordable Housing

Series Overview:

- November 15 – Affordable Housing & Parks
- January 17 – Leveraging Policies and Programs to Develop Parks with Affordable Housing
- March 6 – Funding Joint Development
- May 1 – Livable Cities & Investing in Green Public Spaces
- July 10 – Joint Development Typologies
Thank you!

Next session
March 6, 2024

Contact Us
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