



**TRUST FOR
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Parks Plus: Affordable Housing Session 2

January 17, 2023



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



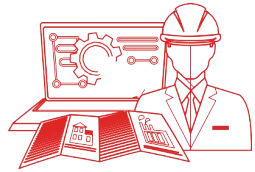
Southend Park Urban Village

Parks Plus Affordable **Plan** Housing

Policies and Programs that Facilitate Co-Development

January 2024

Who We Are



**CIVIL
ENGINEE
RS**



**URBAN
DESIGNE
RS**



**URBAN
PLANNE
RS**



CLIENTS

GOVERNMENT

- LouisvilleMetr
- 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 Airport
- Louisville Muhammad Ali INTL Airport

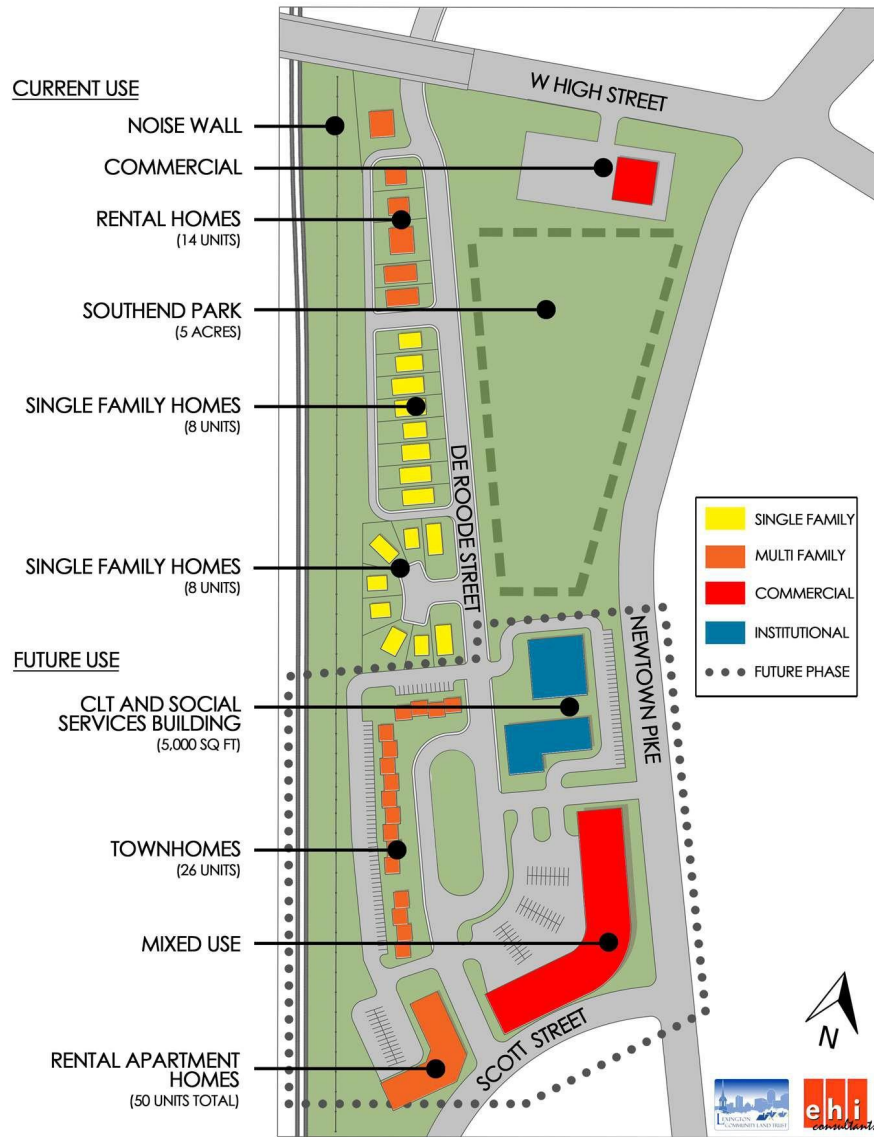
EDUCATION INSTITUTIONS

- University of Kentucky
- University of Louisville
- Fayette County Public Schools

NOTABLE PROJECTS

- Southend Park
- Thelonius 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 MAP



Southend Park Urban Village Plan

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 or 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

0
1

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

0
2

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





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Kentucky Regulation

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- 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

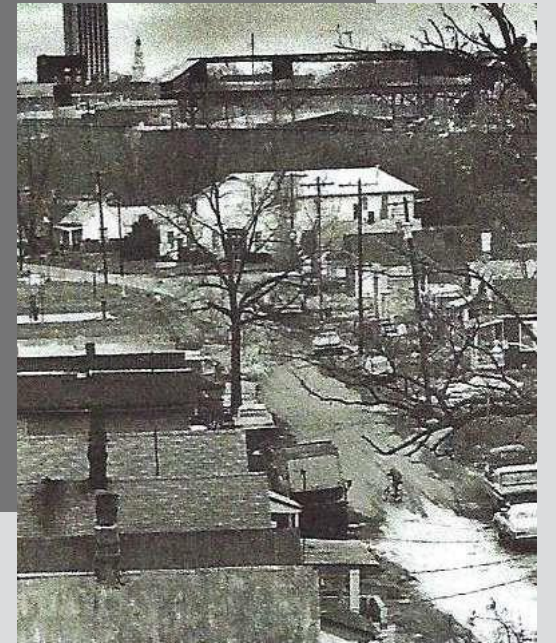
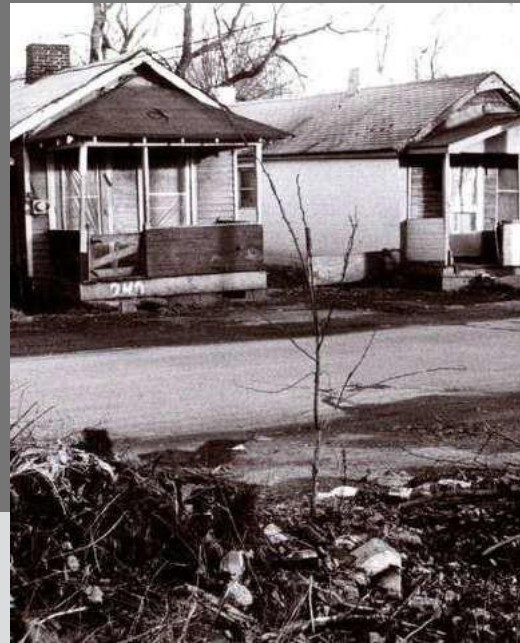
- Executive Order 12898 The National Environmental Policy Act
 - Environmental Impact Statement

- 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



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“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”.

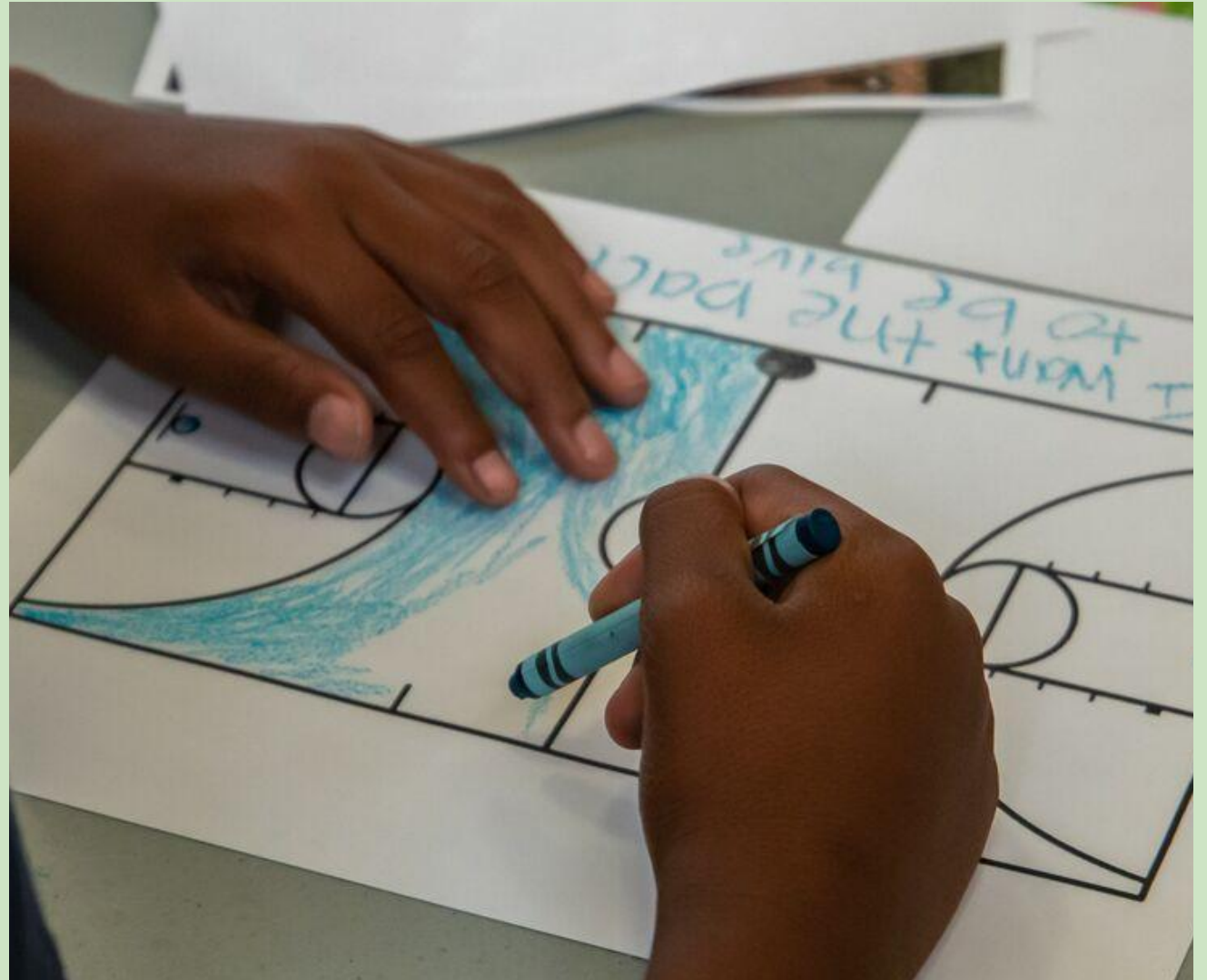


Breakout Groups

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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