

# GERMANTOWN/SHELBY PARK RAIL CORRIDOR AREA-WIDE PLANNING PROJECT

**April 8, 2014**

**6:30pm – 8:30pm**

**Shelby Traditional Academy  
735 Ziegler Avenue  
Louisville, KY 40217**

# AGENDA

Welcome and Introductions 6:30pm-6:40pm

UofL CEPM

Louisville Metro EGI

Lord Aeck Sargent Consultant Team Members

Project summary 6:40pm-7pm  
and ways to get involved

Brownfields 101 7pm-7:30pm

Identification of Sites 7:30pm-8pm

Question and Answers 8pm-8:20pm

What's next? 8:20pm-8:30pm

# PROJECT TEAM INTRODUCTIONS



LORD  
AECK  
SARGENT

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CENTER FOR ENVIRONMENTAL  
POLICY & MANAGEMENT

# TEAM

**LORD  
AECK  
SARGENT**



## **URBAN DESIGN & PLANNING**

NEIGHBORHOODS & DISTRICTS  
STREETS & PARKS  
BUILDINGS & SITES  
CORRIDORS & CENTERS

## **ARCHITECTURE**

HISTORIC PRESERVATION  
MIXED-USE  
SUSTAINABILITY

## **ENVIRONMENTAL**

BROWNFIELD REDEVELOPMENT  
SOIL & GROUNDWATER  
ENVIRONMENTAL COMPLIANCE

## **ECONOMIC DEVELOPMENT**

DEVELOPMENT PLANNING  
BROWNFIELD RE-USE  
ECONOMIC FEASIBILITY

## **ENGINEERING**

TRANSPORTATION &  
WATER RESOURCE INFRASTRUCTURE

## **ECOLOGICAL DESIGN**

BROWNFIELD & WETLAND HABITAT  
RESTORATION  
PUBLIC PARKS  
WATERFRONTS



# BROWNFIELDS AREA-WIDE PLAN FOR THE GERMANTOWN SHELBY PARK RAIL CORRIDOR

What are Brownfields?

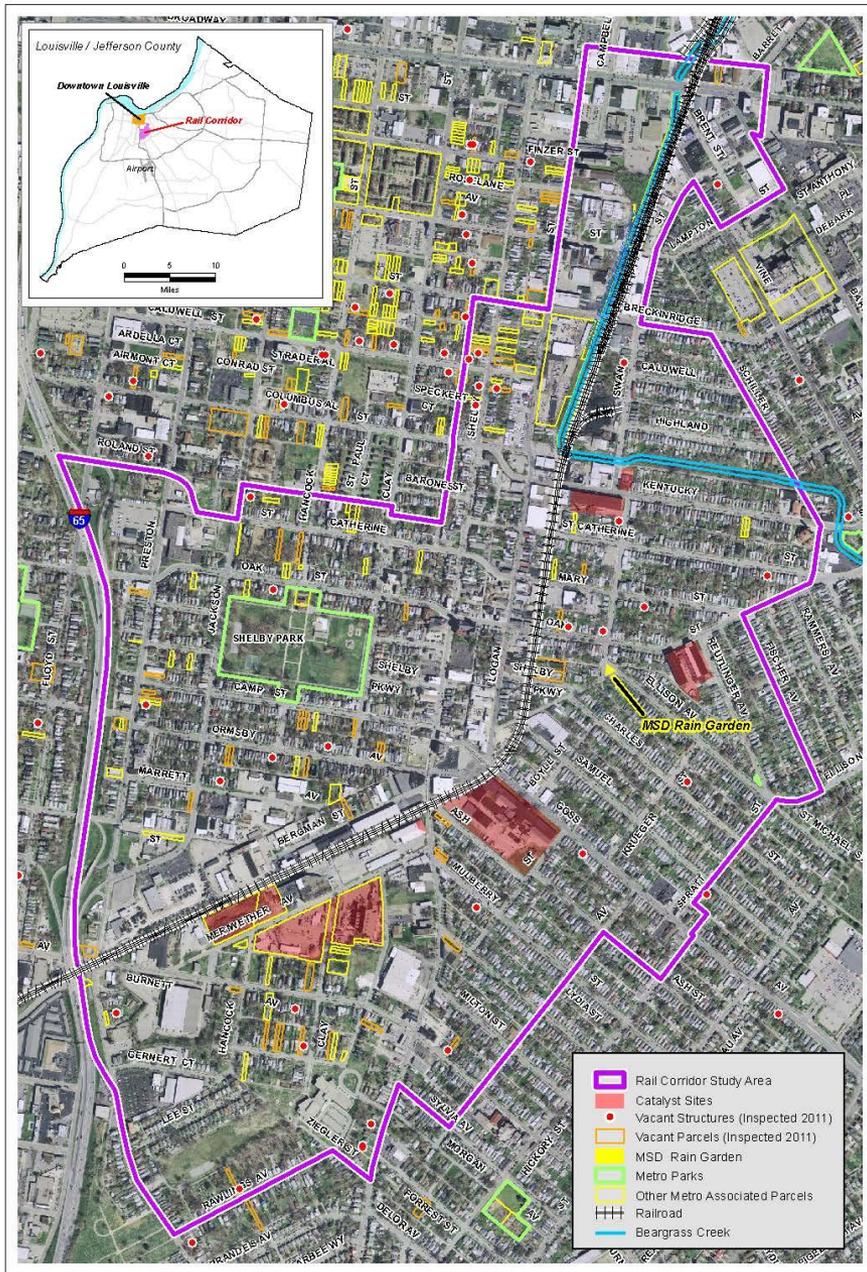
Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant (EPA.GOV).

What is a Brownfields Area-Wide Plan?

Not single site-based; focus is on area-wide improvement and investment strategies.

[http://www.epa.gov/brownfields/areawide\\_grants.htm](http://www.epa.gov/brownfields/areawide_grants.htm)

Why was this corridor/area selected by Louisville Metro?



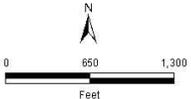
This is the study area selected by Louisville Metro for the Brownfields Area-Wide Planning Project.

This map can be viewed and downloaded at:

<http://louisville.edu/cepm/RailCorridor11x17AerialMay2013.jpg>

**Germantown / Shelby Park Rail Corridor**

Aerial Imagery: Spring, 2009



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# EXAMPLES OF BROWNFIELD AREA-WIDE PLANS FROM OTHER COMMUNITIES

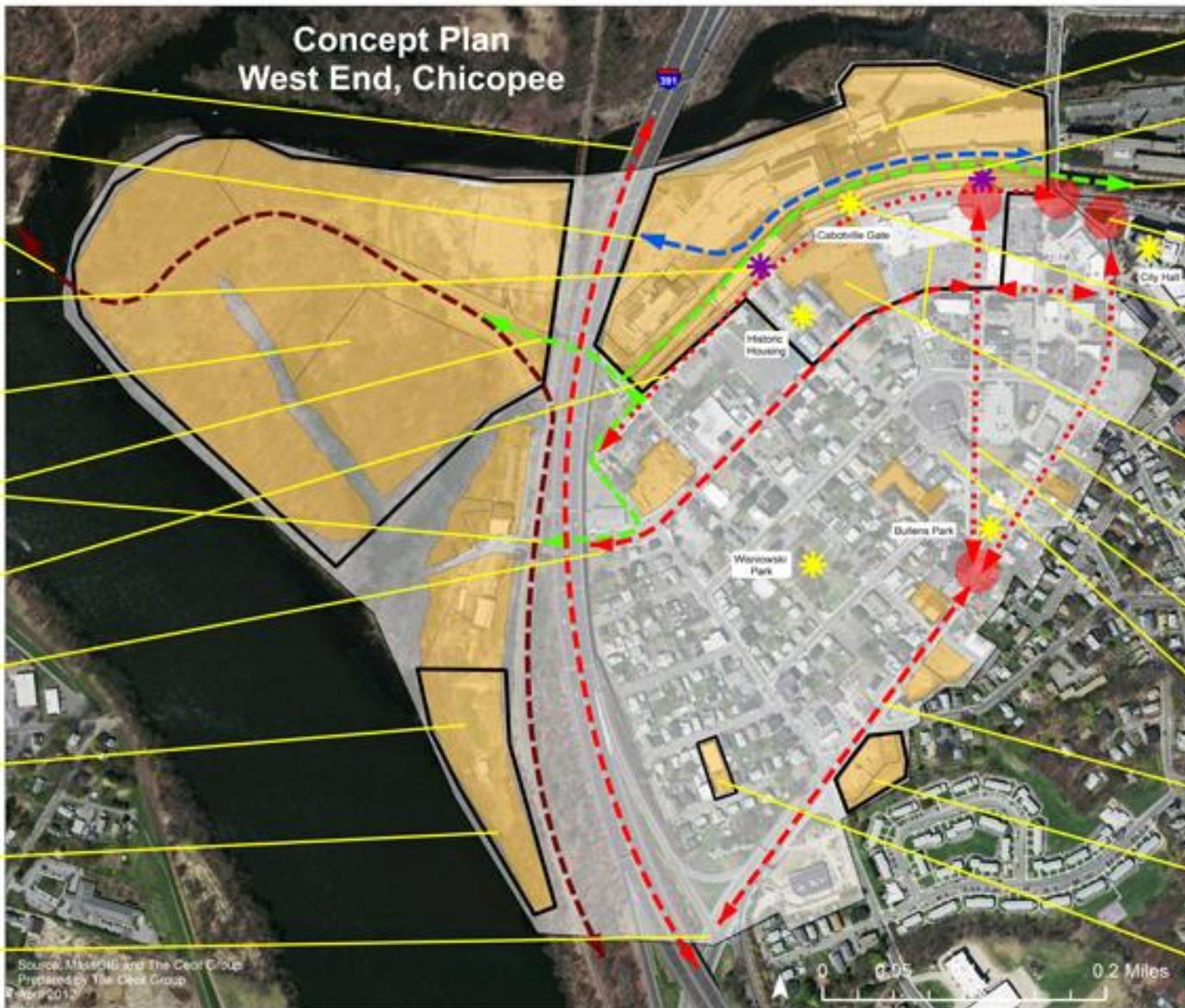
- West End Chicopee, MA
  - <https://www.chicopeema.gov/page.php?id=20993>
- Roanoke, VA
  - <http://www.roanokeva.gov/85256A8D0062AF37/vwContentByKey/N28DWLVZ122BTFKEN>
- Ohio River Trail Council:  
Ohio River Brownfields Corridor Area-Wide Plan
  - <http://www.ohioriverbrownfields.com/>
- Cleveland, OH “Opportunity Corridor”
  - <http://planning.city.cleveland.oh.us/assets/2013-03-25OpportunityCorridorBrownfields%20ReportDRAFT.pdf>



Yellow: Brownfield Rail Corridor Revitalization Area Boundary  
Orange: Norfolk Southern Property (not part of planning area)

0 0.125 0.25 0.5 Miles

# Concept Plan West End, Chicopee



- Regional Interstate
- New Fire Suppression City-Owned Water Line
- Proposed Connecticut Riverwalk
- Future Replicate of Historic Cabotville Entrance Gate
- Future Tree or Energy Farm
- Future Path Connection to Riverfront Properties via Existing Access Points
- Front Street Changes from 1-way to 2-way
- Western Portion of Exchange Street Remains 2-way
- Future Riverfront Housing
- Enhanced River Access for Potential Commercial or Recreational Boating
- Regional Entrance to Downtown

- Mill Buildings Redeveloped into Housing and Light Industrial Space
- Mill Buildings on Front Street Demolished and New Path and Linear Park Created
- Future Path Connects to Existing Canal Walk
- Intersection Reconfigured to Accomodate 2-way Traffic
- Historic Cabotville Entrance Gate Remains
- Portion of Exchange Street Changes from 1-way to 2-way
- Future Mixed-Use Project at Reoriented Strip Mall and Parking Lot Sites
- Center Street Changes from 1-way to 2-way
- Cabot Street Changes from 1-way to 2-way
- Enhanced Corridors along Dwight, Perkins and Cabot Streets
- Southern Portion of Center Street Remains 2-way
- Future Gateway Park, Transportation Use or Retail Use at Former Mobil Site
- Future Housing, Community Garden or Commercial Office at Former Water Department Site

- Existing Circulation
- Proposed Changes
- Public Improvements
- Proposed Connecticut Riverwalk
- New Fire Suppression City-Owned Water Line

- Point of Interest
- Future Point of Interest
- Proposed Intersection Changes

- Focus Areas
- Brownfield Sites
- Study Area

Source: MVA/016 and The Cecil Group  
Prepared by The Cecil Group  
April 2012

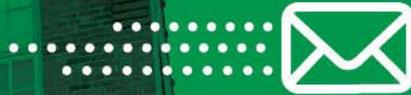
0 0.05 0.2 Miles

# EXPECTED OUTCOMES OF A BROWNFIELDS AREA-WIDE PLAN FOR GERMANTOWN/SHELBY PARK RAIL CORRIDOR

Identification of:

- Catalyst sites in addition to the five;
- Desirable types of redevelopment;
- Implementation strategies for redevelopment;  
and
- The development of plans for connectivity  
between the surrounding neighborhoods.

# *PUSH THE ENVELOPE OF BROWNFIELD REMEDICATION & REVITALIZATION*



## *POTENTIAL IMPACTS*

### *\* ECONOMIC*

- JOB (RE)CREATION*
- INCREASED PROPERTY VALUES*
- INCREASED TAX REVENUES*

### *\* COMMUNITY*

- CREATIVE PLACEMAKING*
- BLIGHT REMOVAL*
- NEW OPEN SPACE SYSTEMS*
- EDUCATIONAL EXPERIENCES*

### *\* ENVIRONMENTAL*

- CLEAN UP*
- ECOLOGICAL IMPROVEMENTS*
- COMMUNITY SUSTAINABILITY*

*BOOKS QUILTS & MUCH MORE*



*CATALYST SITE A*  
**Louisville Cotton Mill**

- 946 Goss Avenue
- 7.68 Acres
- All 7 buildings on site make up ~268K SF



*CATALYST SITES B&D*  
**B - FORMER EXMET SITE**  
**D - WASTE TRANSFER STATION**

- **SITE B**, ~3.2 Acres
- Vacant, former Rail Spur
- **SITE D**, ~ 7.2 Acres
- Waste Transfer & Recycling Center



*CATALYST SITE C*  
**BRADFORD MILLS**

- ~2 Acres
- 85k SF Structure



**CATALYST SITE E**  
**HOPE MILLS &**  
**BLUEBIRD PIE FACTORY**

- ~1.5 Acres
- ~ 75k SF Structure

# HOW TO GET INVOLVED

## COMMUNITY MEETINGS/WORKSHOPS

Series of 8 community meetings facilitated by CEPM and Lord Aeck Sargent's team

## ELECTRONIC VENUES AND HARDCOPY RESOURCES

Facebook "Germantown/Shelby Park Rail Corridor Project"

CEPM [www.louisville.edu/cepm](http://www.louisville.edu/cepm)

Lord Aeck Sargent will launch online Forum "Community Remarks"

Paper copies and resources to be housed at public library and Shelby Park Community Center

## WE WILL COME TO YOU

LMEGI staff will come to neighborhood based meetings or other community organization meetings or events.

## CALL OR EMAIL TEAM MEMBERS

# BROWNFIELDS 101

- What are brownfields?
  - Brief history
  - Types
  - Phase I and Phase II Assessments
- How does Louisville Metro address brownfields?



# Initial Site Identification

30 Minutes

- Visit each mapped area (Northern section, Southeastern section, Southwestern section)
- Identify sites you think could be redeveloped
- Provide any information you have about the history of or current condition of the site
- Provide ideas for future reuses

# DISCUSSION AND Q/A

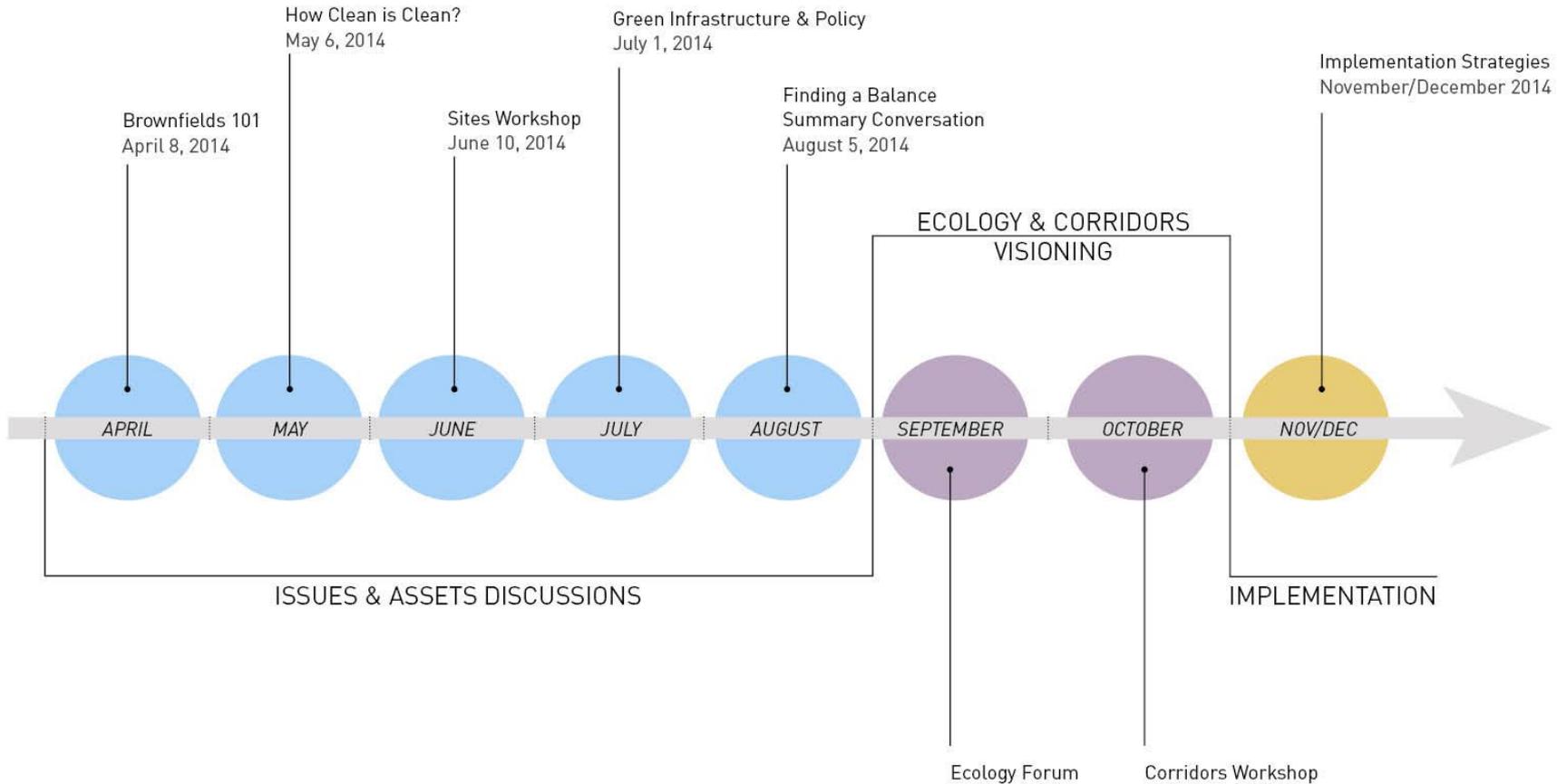
Next Meeting

HOW CLEAN IS CLEAN?

May 6<sup>th</sup> 2014

Location TBD

# WHATS NEXT?



**Germantown/Shelby Park**  
*Brownfield Planning & Environmental Services*  
**Tentative Schedule**



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