

**Louisville and Jefferson County
Planning Commission**



900 Fiscal Court Building, Louisville, Kentucky 40202 502-581-6230

September 15, 1981

LETTER OF TRANSMITTAL

J. Chase Forrester, Secretary
Jefferson County Community
Development Department
710 West Main Street
Louisville, Kentucky 40202

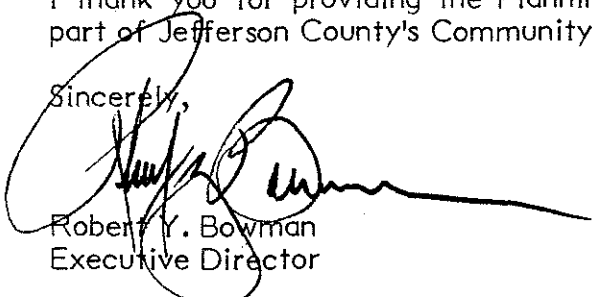
Dear Mr. Forrester:

The attached report fulfills the Planning Commission's obligation with the Jefferson County Community Development Department for the Riverside Gardens Small Area Study.

We hope this study will assist County government and the Community Development Program in future decisions for the Riverside Gardens neighborhood.

I thank you for providing the Planning Commission with the opportunity to be a part of Jefferson County's Community Development Program.

Sincerely,



Robert Y. Bowman
Executive Director

cc: Planning Commission

RYB/jcb

COMMISSION MEMBERS

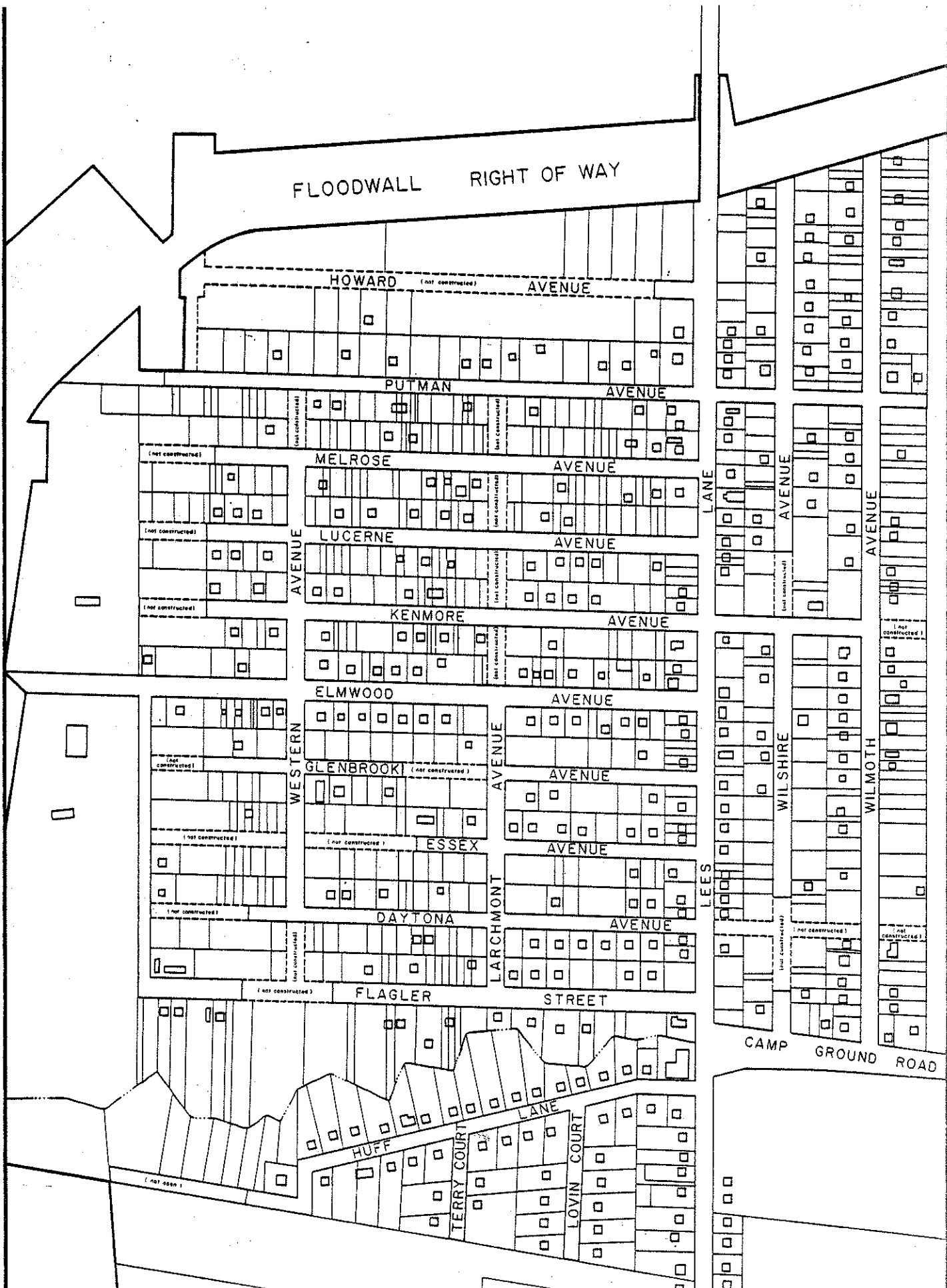
- Jerome Hutchinson Chairman
- Mrs. W.L. Lyons Brown Vice Chairman
- Earl Brumley
- Raymond C. Dauenhauer, Jr.
- Carrol Lurding
- Martin Roach

EX-OFFICIO MEMBERS

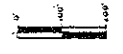
- William B. Stansbury Mayor
City of Louisville
- Mitch McConnell County Judge/Executive
Jefferson County Fiscal Court
- R. Michael French Director
Department of Public Works, Louisville
- James N. Birch Secretary for Public
Works and Transportation, Jefferson County

PROJECT STAFF

- David A. Ripple Supervisor/Editor
- L. Jude Clark (former employee). Project Manager
- Robin Glusser (former employee) Project Manager
- Timothy C. Butler Planner/Author
- Technical Services Division Research, Graphics, Stenographics
and Publication
- Robert Y. Bowman Executive Director



RIVERSIDE GARDENS
SMALL AREA STUDY
 louisville and jefferson county
 planning commission



PHASES II AND III
OF THE
RIVERSIDE GARDENS SMALL AREA STUDY

TABLE OF CONTENTS

	Page
I. INTRODUCTION	1
II. EXECUTIVE SUMMARY	2
III. NEIGHBORHOOD ISSUES (PHASE I)	5
IV. GOALS AND POLICIES	11
V. STRATEGIES FOR NEIGHBORHOOD IMPROVEMENT (PHASE II)	18
A. Environment	18
B. Housing	19
C. Land Use and Zoning	22
D. Transportation	24
E. Utilities	25
F. Recreation	25
VI. PLANNING ALTERNATIVES (PHASE III)	26
VII. APPENDIX	36
VIII. Maps	36

I. INTRODUCTION

Riverside Gardens is a small, residential area located in a predominantly industrial portion of western Jefferson County. The neighborhood has a quiet, semi-rural environment, with housing that has high owner-occupancy and low vacancy-rates. Neighborhood streets have low volumes of traffic. Riverside Gardens has an abundance of open space, and a neighborhood park has recently been developed to serve the area. Many residents of Riverside Gardens have lived there all of their lives.

There are, however, problems that detract from the living environment and reduce property values and that have created, in the recent past, a disincentive for private investment in the neighborhood. Poor drainage is causing standing water and mosquito problems. Many homes are in need of repair. Junkyards, one of which is operating illegally, have negatively impacted the area. Trash dumping and overgrowth on vacant lots have occurred. Finally, methane gas has been migrating from the Lees Lane Landfill into the neighborhood.

Riverside Gardens exhibits signs of stability as a residential environment, and has excellent potential for revitalization. Investment of Community Development funds to resolve some of the problems mentioned above could result in increased confidence in the area, and could stimulate private investment.

The Planning Commission is conducting a Small Area Study for the Jefferson County Community Development Cabinet to examine the needs of Riverside Gardens and to generate strategies to meet these needs. This report represents Phases II and III of the Riverside Gardens Small Area Study, "Issues and Alternative Strategies."

II. EXECUTIVE SUMMARY

Residents of Riverside Gardens have indicated that poor drainage is the most serious problem facing their neighborhood. Other concerns include deteriorating housing, the presence of junkyards and vacant structures, abuse of drugs and alcohol, dumping of junk and trash, the presence of stray animals, and the lack of information about the methane gas problem. Despite these issues, there are many positive aspects of the area. These positive aspects, together with the community-consciousness demonstrated by residents, appear to make residential revitalization a viable alternative.

Planning alternatives that would encourage land uses other than residential were also considered, but were abandoned in favor of those that would strengthen the residential environment of the neighborhood. The two alternatives summarized below represent approaches which attempt to address the concerns of residents, encourage private investment and create an on-going revitalization process. (Refer to Figure 1.) The difference between these alternatives is in the mix and magnitude of public and private sector commitments of resources.

Planning Alternative I suggests that revitalization efforts be undertaken using funds and assistance from Community Development and other public programs. Major elements of this option include drainage improvements, housing rehabilitation, demolition of dilapidated structures, relocation of displaced residents, and enforcement of screening provisions on auto salvage operations. In addition, there would be an attempt to coordinate a clean-up effort utilizing neighborhood residents as a work force and with the assistance of the County Works Department. Other elements include extension of the sidewalk along Lees Lane to Riverside Gardens Park, and aiding residents in acting on the recommendation of EPA concerning the adequacy of sewage disposal systems in the area.

Planning Alternative II involves the same elements, but approaches the revitalization effort in a different manner, emphasizing the role of residents and the private sector in this process. Public funding would be retained: to solve drainage problems; to demolish dilapidated structures and relocate those residents affected, to rehabilitate those homes needing major repairs, to extend the Lees Lane sidewalk, and to aid residents if other sewage disposal systems than those currently used are recommended. Homes needing minor repair would not be included in the publically funded rehabilitation program. A possible

alternative is a strategy involving private investment, perhaps through the development of a cooperative agreement with lending institutions in the area to establish a revolving loan fund for residents to finance repairs. The alternative also includes a neighborhood clean-up effort, but emphasizes the role of residents in carrying it out. Cooperation between residents and zoning enforcement officials in reducing the negative impact of junkyards on the neighborhood through the strict enforcement of screening provisions of conditional use permits is also recommended.

Conditions are already improving in Riverside Gardens: While the neighborhood is on the upswing, public and private commitments of resources could result in a much improved living environment.

Recommendations

The most urgent need in the Riverside Gardens Neighborhood is the elimination of unsafe and unhealthy living conditions in the neighborhood due to poor drainage. It is recommended that Community Development funded drainage improvements proceed with the least delay possible until total completion. In addition, it is recommended that strict enforcement be undertaken of applicable health, building and zoning regulations. These actions need to be taken to not only improve the living conditions in the neighborhood but also to foster confidence, pride and a spirit for reinvestment.

As publicly funded improvement of drainage and the enforcement of applicable regulations begin, information should be provided to residents pertaining to the benefits of housing rehabilitation and sources of funding available. If voluntary rehabilitation seems to be successful the minimum use of public funding for housing rehabilitation is recommended. However, public funding may be needed to start a rehabilitation program or to fund improvements for low income, handicapped or elderly residents.

Drainage improvements, code enforcement and housing rehabilitation are the most important elements of both Alternative I and II. Any use of public funds in the area should be first directed to these elements as is currently the case. However, once these improvements are accomplished or well underway additional public funds should be used for other elements of Alternatives I and II of lesser priority. Their implementation will act to emphasize Riverside Gardens role as a viable neighborhood.

FIGURE 1.

Planning Alternative Matrix

X Recommended
O Optional

Alternatives
I II

Environment

1. Funding and Construction of planned drainage improvements
2. Resident Neighborhood clean-up program:
 - A. with assistance from the County Works Department
 - B. using resident labor and equipment only
3. Begin a neighborhood issue awareness program, to keep residents informed of important neighborhood problems and projects through the Riverside Gardens Community Council.

Housing

1. Rehabilitate all "C" and "D" rated units using public funds
2. Rehabilitate all "D" rated units and only those "C" rated units needing major repairs
3. Provide information and encouragement as to the rehabilitation of all "B" and "C" rated units needing minor repairs using private funding sources.
4. Demolish all structures that are beyond rehabilitation using public funds

Land Use and Zoning

1. Enforce the screening provisions of the conditional use permits issued to auto salvage yards
2. Inform residents of conditional use permit provisions and the procedures for reporting violations
3. Retain the existing zoning classification within the neighborhood

Transportation

1. Extend the existing sidewalk along Lees Lane to Riverside Gardens Park

Utilities

1. Provide alternative sewer disposal systems to the neighborhood if so dictated by the West County Environmental Impact Statement
2. Provide public water to those residences without if the results of the West County EIS indicate polluted ground water.

Recreation

1. Properly maintain existing recreation facilities in Riverside Gardens

Estimated cost excluding options:

	I	II
1. Funding and Construction of planned drainage improvements	X	X
2. Resident Neighborhood clean-up program: <ol style="list-style-type: none"> A. with assistance from the County Works Department B. using resident labor and equipment only 	X	X
3. Begin a neighborhood issue awareness program, to keep residents informed of important neighborhood problems and projects through the Riverside Gardens Community Council.	O	X
<u>Housing</u>		
1. Rehabilitate all "C" and "D" rated units using public funds	X	
2. Rehabilitate all "D" rated units and only those "C" rated units needing major repairs		X
3. Provide information and encouragement as to the rehabilitation of all "B" and "C" rated units needing minor repairs using private funding sources.	O	X
4. Demolish all structures that are beyond rehabilitation using public funds	X	X
<u>Land Use and Zoning</u>		
1. Enforce the screening provisions of the conditional use permits issued to auto salvage yards	X	X
2. Inform residents of conditional use permit provisions and the procedures for reporting violations	O	X
3. Retain the existing zoning classification within the neighborhood	X	X
<u>Transportation</u>		
1. Extend the existing sidewalk along Lees Lane to Riverside Gardens Park	X	X
<u>Utilities</u>		
1. Provide alternative sewer disposal systems to the neighborhood if so dictated by the West County Environmental Impact Statement	X	X
2. Provide public water to those residences without if the results of the West County EIS indicate polluted ground water.	X	X
<u>Recreation</u>		
1. Properly maintain existing recreation facilities in Riverside Gardens	X	X
Estimated cost excluding options:	\$2,081,100	\$1,656,100

III. NEIGHBORHOOD ISSUES

The Planning Commission staff attended neighborhood meetings and conducted an inventory of existing conditions to determine which issues were of greatest concern to residents. The priorities expressed by the people living in Riverside Gardens, along with the score each issue was given by the neighborhood group, are listed below (The score for each issue was determined by summing the number of assigned points of individuals: each person rated their seven most important concerns, assigning seven points to the most important problem, and one less point consecutively to each of next six less important problems.):

	<u>Issue</u>	<u>Score (total points)</u>
1)	Drainage problems	134
2)	Mosquito infestation	74
3)	Housing in need of repair	58
4)	Lack of information on the methane gas problem	42
5)	Drug and alcohol abuse	31
6)	Stray animals	30
7)	Junkyards operating in a residential area	26
8)	Continuation of sidewalk from Campground Road to Riverside Gardens Park	22
9)	Dumping of trash and junk in the area south of Western Avenue and at the Southern end of Daytona and Flagler Avenues	16
10)	Vacant and dilapidated houses filled with junk and rats	15

These identified issues, along with certain other problems faced by residents in the Riverside Gardens area have been grouped into five major categories with specific issues addressed under the appropriate heading. The five categories are environment, housing, land use and zoning, transportation, and utilities.

A. Environment

- 1*. Poor drainage and standing water are chronic problems in most portions of the neighborhood. The Department of Public Health has identified standing water problems along Lees Lane and Putnam, Flagler, Wilmoth and Kenmore Avenues. Additional areas of standing water identified by the Planning Commission staff are along Elmwood Avenue and an area between Wilshire and Wilmore Avenues.

The drainage problems in the Riverside Gardens area are related primarily to the lack of adequate roadside drainage. The roadside ditches are generally in poor condition, inadequate in cross section, blocked with trash or filled in with sediment. The driveway pipe side drains are inadequate in size, plugged up, at the wrong elevation, or nonexistent. Cross drain pipes are not functioning properly and need to be replaced, and additional pipes are needed at certain locations. Water is standing in several locations, but these areas can be drained with ditching. Much of the area has sufficient slope to provide positive drainage.

The Public Works Department has estimated that drainage improvements in Riverside Gardens, when finished, will cost approximately \$629,000, the majority of which will be spent on the two phases of construction. This project is to be funded with Community Development monies. The project is currently in the engineering and right-of-way acquisition phase. These improvements include construction of a complete storm drainage infrastructure throughout the area, roadside and sideyard ditching and an underground piping system. The underground piping system will be designed in such a way as to eliminate the need for ponding easements for storage of flood waters.

- 2.* Until corrected in October of 1980, a serious environmental problem concerning dangerous episodes of methane gas buildup in some houses existed in the Riverside Gardens area. In early 1975, methane gas was discovered in several homes adjacent to Lees Lane Landfill. It was suspected that the gas traveled underground from the landfill and entered houses through septic systems. Methane gas is a volatile natural by-product of the decomposition of organic wastes in landfills. Other toxic gases not formed by organic decomposition were identified along with methane. These inorganic compounds, including vinyl chloride and toluene, may have been from hazardous industrial wastes buried in the landfill.

*Portions of section taken from the Environmental Review for Riverside Gardens Drainage Improvement Project, 1980, prepared by the Louisville and Jefferson County Planning Commission for the Jefferson County Community Development Department.

Exploratory wells were drilled to measure the degree of lateral gas movement from the landfill site. Results from the test wells prompted a prohibition of all excavations within 860 feet of the edge of the landfill. Certain restrictions were also placed on all excavations within 1500 feet of the landfill. Recent installation of a series of shallow wells designed to trap and then discharge the gas into atmosphere has corrected the gas migration problem. All restrictions on excavations have been lifted. However, all new construction employing a septic system is required to include a gas trap built into the septic tank to prevent gas buildup in the event the new methane venting system malfunctions.

3. Several lots in the southern portion of Riverside Gardens are unmaintained and strewn with junk and industrial materials. One wooded area at the southern corner of the neighborhood is a dumping and industrial storage site. Residents complain of rats and stray animals that infest the unsightly junk and debris.
- 4.* Sulfur dioxide and particulates are major pollutants in the Riverside Gardens area. The area exceeds Federal and County standards for both. Each is released by the burning of fossil fuels, primarily coal.

The major sources of sulfur dioxide and particulate pollution in the West County area are the Louisville Gas and Electric Company's Cane Run Power Plant directly south of Riverside Gardens, the company's Mill Creek Plant further to the south, Public Service Indiana's Gallagher Station Power Plant on the Indiana side of the Ohio River just north of Riverside Gardens and the many fossil-fuel dependant industries along the river. Approximately 80% of the coal used in Jefferson County is burned within a two-mile zone along the Ohio River, extending from Bells Lane north of Riverside Gardens south to the LG&E Mill Creek plant. It is estimated that this area, including Riverside Gardens, will continue to violate sulfur dioxide standards established by the County until at least 1985.

B. Housing

1. Approximately 120 or 35% of the homes in the neighborhood need major repairs: 100 homes have not been maintained and need major rehabilitation; another 20 homes are

deteriorated to such an extent that rehabilitation may not be possible.

2. Nine houses in the study area are dilapidated and vacant, or burned. These structures are a health and safety hazard. Residents have complained of garbage and rats accumulating around vacant and dilapidated houses in the neighborhood.
3. About 18 percent of the houses in Riverside Gardens lacked complete plumbing facilities in 1970. Nineteen homes are listed in the Health Department active file for violations because of plumbing deficiencies.
4. Four homes at the end of Flagler Street are non-conforming uses, i.e., are located in an area zoned M-3 Industrial. Access to these homes is by an unpaved road. The structures are isolated from any other residences. Surrounding industries include an auto salvage yard and a storage area for heavy equipment and industrial materials.

C. Land Use and Zoning

1. Two auto salvage yards are located within the portion of Riverside Gardens zoned R-5, residential. These junkyards are located on Daytona and Melrose Avenues. The junkyard on Daytona Avenue is operating illegally, since the owner's application for a conditional use permit was denied. The other has a conditional use permit. However this junkyard was found to be in violation of the screening provision of its permit. After correcting this violation in 1978, this junkyard has since been in compliance with its permit.

Three other auto salvage yards are located on the perimeter of the neighborhood, in areas zoned M-3 industrial. These are located at the end of Elmwood Avenue, at the end of Flagler Street and on Lees Lane by the floodwall. Two of these junkyards have conditional use permits. However, one of these, the junkyard at Lees Lane and the Floodwall, may have expanded beyond the boundaries of its conditional use permit and may be in violation of its permit. The remaining junkyard appears to be operating illegally but may have non-conforming rights because it may have been in operation before current zoning regulations.

2. All of the land surrounding Riverside Gardens is zoned for heavy industry. To the north, south and east, land adjacent to the study area is zoned M-3 industrial. To the east and northeast, land is zoned M-R riverfront industrial, and R-T river terminal.

3. A large commercial structure at the intersection of Huff and Lees Lane is vacant and dilapidated. This building is located at the entrance to the neighborhood, and its appearance is detrimental to neighborhood character.

D. Transportation

1. The sidewalk along Lees Lane does not extend from Campground Road to Riverside Gardens Park. The only sidewalk in the neighborhood runs along a portion of Lees Lane, but ends at Campground Road, forcing pedestrians to walk along the burm of the road when going to Riverside Gardens Park.
2. There is a possibility that, in the distant future, Campground Road will be extended from Lees Lane to Cane Run Road, and realigned and widened north of Lees Lane. These improvements have been deferred with no funding expected.

E. Utilities

1. The Environmental Protection Agency, Region IV is currently undertaking the preparation of an Environmental Impact Statement (EIS) for the Mill Creek Basin portion of Jefferson County, which includes the Riverside Gardens area. A draft copy of the EIS is scheduled to be released in September 1981. The final version is to be completed by early 1982. The EIS will examine alternative methods of wastewater management for area residents and industries, and will aid in the selection of the preferred alternative. Several issues will be included in the EIS: (1) an examination of the relationship between wastewater disposal practices and groundwater quality; (2) the development and evaluation of alternative wastewater treatment and disposal systems; (3) an analysis of the economic impact of these alternative systems on uses in the area; and (4) an analysis of the impact of alternative systems on the Riverport Industrial Park. The results of the second phase of the groundwater evaluation program includes a sampling of 42 wells.

Septic systems are currently used in the Riverside Gardens area. Results of the groundwater evaluation program, along with the analysis of the other issues mentioned above should give some indication of the adequacy or inadequacy of the septic systems. If these systems prove to be inadequate, the extension of sanitary sewer service may be a selected alternative, if funding permits.

2. Nine houses at the southern end of Glenbrook, Essex and Daytona Avenues and Flagler Streets are without public water service. These houses get their water from wells. If ground water contamination from septic systems is determined to be a problem, the well water could become a health hazard.

F. Recreation and Community Facilities

Riverside Gardens has a mini-park along the floodwall containing a basketball court, and a new 10.3-acre neighborhood park on Lees Lane, approximately 800 feet southeast of Campground Road. The latter facility, Riverside Gardens Park, contains tennis courts, a ball field, a picnic area and a parking lot, and adequately meets the recreation needs of the community. In addition, facility improvements costing \$53,000 are scheduled to begin soon. These improvements will be funded with Community Development funds. However, because there is no sidewalks along Lees Lane at the park, pedestrian hazards are present. In addition, unnecessary automobile traffic to and from the park is encouraged due to the lack of sidewalks. According to the Outdoor Recreation Plan's "minimum recreation standards", a neighborhood park should be within a reasonable and safe walking-distance of residences. Safety hazards prevent adequate pedestrian travel to this neighborhood recreation area.

IV. GOALS AND POLICIES

This section is intended to incorporate the specific goals and policies related to land uses in Riverside Gardens with the more general Guidelines of the Comprehensive Plan for Louisville and Jefferson County. These Guidelines provide direction for the decisions and actions concerning the use of land in Jefferson County. The goals and policies mentioned relate specifically to issues in the Riverside Gardens area.

Six broad categories of issues are outlined: environment, housing, land use and zoning, transportation, recreation and community facilities, and utilities. Under each of the categories, a goal for Riverside Gardens is stated, followed by specific policy recommendations, along with relevant Guidelines of the Comprehensive Plan on which the policies are based. A short narrative tying together the intent of the Guidelines and their application to the issues in Riverside Gardens will then follow.

A. Environment

Goal: Provide a clean, healthy and safe environment for the residents of Riverside Gardens.

1) Policy: Vacant lots that are unsafe, unhealthy, or covered with junk or litter should be cleaned up and maintained to prevent further environmental and aesthetic degradation.

Guidelines: R-3 "Provide adequate buffering, screening, or other techniques that mitigate nuisances when a residential development will be next to a land use that produces nuisances."

The intent here is to protect the residents' living environment by eliminating certain nuisances, in this case, eliminating litter and junk the storage of industrial materials, or any use of vacant lots which is detrimental to the overall physical environment of the neighborhood.

2) Policy: Improve areas of inadequate or poor drainage to reduce standing water problems.

Guidelines: E-6 "Provide adequate drainage control measures for new development to ensure that:

- a) no significant increase in flooding or erosion occurs as a result of development and
- b) peak stormwater runoff rates after development of the site do not exceed peak rates prior to development and
- c) stormwater runoff is not a significant source of water pollution."

It is intended that adequate measures be taken to correct poor drainage conditions resulting from or increased by residential development. In the Riverside Gardens neighborhood standing water creates health and safety problems, encourages mosquito infestation, and reduces property values. Correction of this condition is likely to stimulate additional (private) investment in the neighborhood.

- 3) Policy: Continue efforts to reduce air pollution through County and regional programs

Guidelines: I-10 "Provide assurances that air emissions...will meet environmental standards..."

E-16 "Take all reasonable actions to reduce air pollution from stationary sources."

Air quality standards have been developed to protect citizens and the environment from those negative externalities associated with certain industries. Sulfur dioxide and particulate concentrations exceed federal standards in the Riverside Gardens area. Programs to ensure long-term compliance with these standards will have a positive effect on the health of residents and will increase the attractiveness of the neighborhood to private investors and residents of the neighborhood.

B. Housing

Goal: Improve the quality of existing housing and provide a safe, decent and suitable living environment for the residents of Riverside Gardens.

- 1) Policy: Preserve and maintain existing sound housing in the neighborhood to the fullest extent possible.
- 2) Policy: Where possible, rehabilitate rather than demolish substandard housing.
- 3) Policy: Construct new housing to replace existing substandard, occupied dwellings that cannot be rehabilitated for structural or economic reasons.
- 4) Policy: Provide a replacement structure prior to the demolition of any occupied dwelling, as required in the "Relocation Plan for Community Development".
- 5) Policy: Remove condemned or dilapidated vacant structures.

Guidelines: R-2 "Create housing redevelopment, rehabilitation and re-investment opportunities in older and declining neighborhoods."

R-16 Expand opportunities for people to live in sound, affordable housing in locations of their choice by:

- a) providing for lower-cost housing in dispersed locations throughout the community, including the identification of suitable sites for lower cost housing and necessary actions to assure construction;
- b) using incentives to encourage a mixture of housing types and costs for new housing;
- c) upgrading existing housing and
- d) keeping overall housing costs as low as possible without sacrificing basic health, safety and welfare objectives."

The policies are based on the principle that existing neighborhoods and sound housing are valuable resources that should be preserved when it is economically feasible to do so. Preserving sound housing, rehabilitating substandard housing and removing hazardous structures all promote increased confidence in a neighborhood. Pursuing these policies in the Riverside Gardens area will help ensure that a suitable living environment is maintained, free of major health and safety hazards associated with substandard or dilapidated structures.

C. Land Use and Zoning

Goal: Preserve the residential character in Riverside Gardens, and attempt to make commercial and industrial uses, both within and surrounding the neighborhood, compatible with residential uses.

1) Policy: Improve the compatibility of non-residential land uses, both in and around residential areas through the use of screening and buffering techniques.

Guidelines: R-3 "Provide adequate buffering, screening or other techniques that mitigate nuisances when a residential development will be next to a land use that produces nuisances."

Screening and buffering of potentially incompatible land uses can help protect the residential environment of neighborhoods. Most of the Riverside Gardens Neighborhood is zoned residential. The non-conforming land uses within the area, however (in this case, junkyards) are associated with negative aesthetic and environmental impacts. Screening provisions of conditional use permits could be enforced in order to strengthen the stability of the residential environment.

2) Policy: Prevent encroachment from surrounding non-residential development into Riverside Gardens.

Guidelines: I-6 "Take all measures necessary to prevent industrial uses from causing nuisances to surrounding developments."

I-8 "Prohibit industrial development within residential areas. Locate industries adjacent to residential areas or in mixed land use areas only if the industries can be made compatible with surrounding development. Expand existing industries which are adjacent to non-industrial development in a manner that meets the needs of the industry and protects surrounding development from nuisances."

The location of industrially zoned (M-3) land near residential areas can be associated with adverse impacts on the neighborhood environment, including problems of air and water pollution, and traffic congestion. The land surrounding Riverside Gardens is zoned for heavy industry. Measures to prevent the long-term continuation of the problems associated with the particular industries currently surrounding Riverside Gardens, along with consideration of the possible impacts that proposed industrial developments could have on the area, will serve to strengthen its residential character, and will provide residents with a suitable living environment.

D. Transportation

Goal: To provide for safe, efficient vehicular and pedestrian circulation in Riverside Gardens.

1) Policy: Improve pavement conditions on streets when necessary.

Guidelines: T-16 "Evaluate proposed transportation improvements for the minimization of capital, user and community -- including economic, social and environmental -- costs, and evaluate proposed transportation improvement programs for the maximization of benefits."

Inadequate road maintenance in a residential area decreases the attractiveness of the general living environment. Depending upon the extent of disrepair, this condition can cause safety hazards and increased automobile maintenance costs, and can create an atmosphere of general decline, stimulating further disinvestment in the neighborhood. Lower-cost, minor road-maintenance activities, performed before extensive disrepair occurs, is a preferable alternative. Minor maintenance of certain roads in the Riverside Gardens area as well as the drainage improvements noted earlier can serve as a sign of public commitment to the upgrading of the living environment, spurring further private investment in the community.

2) Policy: Provide sidewalks where pedestrian travel on streets is unsafe.

Guidelines: T-2 "Provide for the movement of pedestrians through the construction of:

- a) walkways from residential areas to recreation areas, schools and shopping facilities in the neighborhood . . ."

Pedestrian safety hazards occur along frequently traveled roads that are without sidewalks. This encourages the use of private automobiles rather than pedestrian traffic. In Riverside Gardens, there are presently no sidewalks along Lees Lane between Campground Road to Riverside Gardens Park. This discourages utilization of this facility, presents safety hazards for young park-users and encourages the unnecessary use of private automobiles.

E. Utilities

Goal: Provide necessary utility services to residents of Riverside Gardens.

- 1) Policy: Extend water service to residents of Riverside Gardens currently unserved by public water, if such service is determined to be necessary to meet the fire protection or drinking water needs of these residents.

Guidelines: U-2 "Provide that all development has an adequate supply of potable water and water for fire fighting purposes."

Public health and safety is protected by ensuring that a source of potable water for consumption and a sufficient quantity and pressure of water for fire protection is provided. Nine residences in Riverside Gardens are without public water. If it is determined that health or safety problems may ensue because of this condition, water service should be provided. The ability of residents to pay for such waterlines and the level of any public participation in the cost of extending such waterlines must be addressed.

- 2) Policy: After review of the draft West County Environmental Impact Statement to be completed in September 1981, act on information concerning the adequacy or inadequacy of septic systems currently used in Riverside Gardens. If the present system is

inadequate, i.e., presents short or long-term endangerment to public health or the environment, implement the recommended alternative system, minimizing total costs to residents affected, if public funding allows..

Guidelines: U-3 "Provide that all development has adequate means of sewage treatment and disposal to protect public health and protect water quality in lakes and streams."

Inadequate sewage disposal can present hazards due to ground and surface water contamination. The Environmental Protection Agency is currently undertaking the preparation of an Environmental Impact Statement for West County, which includes the Riverside Gardens Area. The information being collected includes tests for ground water contamination. The adequacy of the septic systems used will be determined based on this and other information gathered by EPA.

F. Recreation and Community Facilities.

Goal: Provide and maintain adequate park, open space and community facilities for the population of Riverside Gardens.

1) Policy: Maintain or improve existing public parks when necessary to keep facilities in good condition.

Guideline: F-6 "Retain sound community facilities that can continue to serve their intended functions."

Neighborhood parks help to meet the recreational needs of a community. Maintenance or facility improvement of the Riverside Gardens parks, when necessary, provides a relatively low-cost method of meeting these needs for residents of the area.

V. STRATEGIES FOR NEIGHBORHOOD IMPROVEMENT

Section three of this study outlined problems and issues in Riverside Gardens which were identified by neighborhood residents and government agencies. These problems and issues were grouped into six major categories. In section four, broad goals and more specific policies addressing these issues were outlined, along with relevant Guidelines of the Comprehensive Plan on which the goals and policies were based. In this section, possible strategies which will help alleviate the problems in the neighborhood, will contribute to the attainment of the goals, and represent implementation actions for policy recommendations are explored. Implementing these strategies in a coordinated manner should result in a more attractive living environment, affordable to existing residents.

A. Environment

Strategies:

- 1) Construction on drainage improvements in Riverside Gardens is scheduled to start in May of 1982. These improvements are designed to eliminate standing water and mosquito infestation problems and should be completed as quickly as is possible. Residents have indicated that drainage is the greatest problem facing their neighborhood. The investment of public funds for these and other improvements is commended and should demonstrate increased public commitments to this neighborhood.
- 2) Undertake a neighborhood clean-up program to clear areas that are overgrown, or filled with trash and junk. To reduce public costs and to encourage on-going maintenance, such a program would need the commitment of residents in Riverside Gardens to participate by providing the work force. The County Public Works Department could assist the neighborhood group by providing any necessary trucks or equipment for hauling away cleared materials.
- 3) Through the Riverside Gardens Community Council, keep the residents informed of progress in alleviating the methane gas problem associated with the Lees Lane Landfill and of other issues effecting the neighborhood. Although the engineering project to install a venting system has been completed, residents may not be aware of effectiveness or any dangers of the

system. Uncertainty and fear may have an adverse effect on property values and may deter residents from making investments to repair their homes, as well as deterring lending institutions from providing funds for investment. By periodically informing the residents of the exact status of the venting system, either through media announcements or public meetings, this uncertainty might in part be eliminated. Residents should also be provided with information concerning any road improvement, drainage or other projects which could impact their neighborhood.

B. Housing

Riverside Gardens is predominantly a residential neighborhood made up of single-family homes. It has many qualities that make it an attractive living environment, including open-space recreational facilities and a quiet, isolated location. However, a recent housing survey indicates that 305 out of 345 homes are in need of varying degrees of repair.

Strategies:

- 1) Rehabilitate all "C" and "D" rated dwellings, using private sector funds to the greatest extent possible.

The total cost of rehabilitating all "C", and "D" rated houses has been estimated at approximately \$1.1 million. (See Appendix A.) Given that a limited amount of funds are available through federal programs for rehabilitation purposes and that loans for many repairs may be affordable to some residents, the use of private sector funds may be a feasible method of financing a portion of the total estimated cost. Several problems exist, however, in relying on property owners to actually seek loans to repair their homes, and lending institutions actually making funds available for this purpose. First, there is no enforcement mechanism through which property owners could be compelled to improve the condition of their homes unless a complaint is filed concerning Health or Housing Code violations. Second, property owners and lending institutions may not, at present, have confidence in the viability of the neighborhood as a residential environment and a sound investment. In addition, economic variables such as interest rates may limit the use of private funding. Moreover, because of the neighborhood problems mentioned in an earlier

section, especially the drainage and methane gas problems, uncertainty about property values may adversely influence investment decisions. With the correction of these problems and the implementation of other strategies to improve the neighborhood, confidence in the area may be restored. This would perhaps spur those residents who qualify for private loans to make this investment as a rational method of increasing the value of their individual properties. Moreover, the Community Development's loan leveraging program helps eligible family by providing loans at lower than market interest rate through Continental National Bank.

Other residents in Riverside Gardens may not qualify for bank loans. In instances where more extensive rehabilitation is necessary or where residents' ability to afford home improvement loans at market interest rates is less, Community Development rehabilitation loans may be a more feasible option. Community Development provides direct loans to lower income individuals for the repair or weatherization of structures in eligible neighborhoods.

In other instances, residents with extremely low or fixed incomes, and/or those owning homes which require substantial repair, may not qualify for either bank loans or loans. These residents may qualify for rehabilitation assistance from the county's Community Development Block Grant Program. This assistance provides direct grants to homeowners to bring the structure up to applicable codes. During CD Program Year 7 beginning October 1, 1981, \$100,000 has been budgeted for housing rehabilitation in Riverside Garden. This funding is for Wilmoth and Wilshire Avenues only.

- 2) Use public funds and loan programs to demolish structures that are vacant and/or beyond repair and which pose a health or safety hazard.

A housing conditions inventory information compiled by the rehabilitation staff of County CD and the Planning Commission shows 9 homes where rehabilitation does not appear to be economically feasible, i.e., the cost of rehabilitation would be greater than 50% of the value of the structure. One of these structures is owner-occupied, four are occupied by tenants, and four are vacant. When homeowner relocation is necessary, block grant funds may be used to acquire the dilapidated property and to provide a relocation allowance (currently the maximum is \$15,000 plus \$500 for moving expenses). (Special grants are available for hardship cases above the \$15,000.) If a tenant must be relocated from a residence, CDBG funds may again be used to provide a relocation allowance and moving expenses. The

maximum tenant relocation allowance is \$4,000, plus \$500 for moving expenses. Purchase of the property in Riverside Gardens would probably average \$5,000 per unit and demolition would cost about \$2,000. The relocation and demolition cost to the County for these 9 structures would be approximately \$97,000. (See Appendix A). Relocation within the Riverside Gardens area, when possible, would cause the minimum disruption to the lives of residents, and would be the preferable alternative.

Public rehabilitation and relocation monies are intended to take care of the most serious housing problems, and to spur private investment in the neighborhood. Some improvements in Riverside Gardens have already been completed or are underway, i.e., a new park and a venting system for methane gas problem have been constructed, and correction of inadequate drainage facilities. Increased expenditures to improve the housing quality would serve as a sign of public commitment to revitalization of the area, providing incentives for increased private commitment to the neighborhood.

- 3) Through public meetings and community organizations, inform residents of CDBG monies and other loan funds available to qualified residents for housing rehabilitation; and provide information concerning the economic benefits resulting from repair of structures financed through bank loans for those residents who do not qualify for the above two programs, but whose housing is in need of repair.
- 4) Facilitate cooperation and dialogue between interested citizen's groups and representatives of lending institutions in the area in order to increase the confidence of the latter group in the Riverside Gardens area as a viable neighborhood into which private funds can be safely invested.

As housing improvements financed with public funds begin, it will become increasingly beneficial, in terms of safe investment, for home owners who do not qualify for public assistance to seek private funds to upgrade their individual properties. However, two of the problems still remain: First, unincorporated areas of Jefferson County are not covered by a standard housing maintenance code that would compel minor improvements. Second, lending institutions may be reluctant to provide home-improvement loans to residents in the area because of highly publicized problems (especially the methane gas issue).

Owners of structures requiring minor repairs, i.e., structures not in violation of the Minimum Standards For Habitable Housing Code cannot be compelled to make improvements. Programs designed to inform these residents of the benefits to be gained by making such improvements may encourage some to seek private loans. If, however, lending institutions are reluctant to make loan money available, the quality of such structures will continue to decline. Discussion between citizen groups and representatives of local lending institutions may increase the amount of loan money available to community residents and may provide a vehicle through which a more formal loan disbursement arrangement could be initiated. One possibility in this area would be the establishment of a revolving loan fund with federal insurance against defaulters, subsidized interest rates, and flexible repayment schedules as options. This type of program would allow maximum private participation with minimum risk for the lending institutions. Resident demand for such a program, as well as administrative costs, creation or expansion of an appropriate administering organization, and the sensitivity of this type of program to the local and national economies would all need to be seriously considered before the initiation of such a program.

C. Land Use and Zoning

Riverside Gardens is a residentially zoned area in a portion of the county that is predominantly industrial. The neighborhood's relationship with industry, both within and surrounding the area, is a major land use concern of residents.

Strategies:

- 1) Enforce the screening provisions of conditional use permits issued to auto salvage yards within and on the perimeter of Riverside Gardens.

Auto salvage yards are a visual nuisance, can be a health or safety hazard and can lower property values when located within a residential environment. However, some of these operations in Riverside Gardens might have non-conforming use rights because they were in place before the existing residential zoning was adopted. The salvage yards are required to have conditional use permits to operate. These permits impose certain conditions on the operator to make the business more compatible with surrounding land uses. Presently, one junkyard is operating without the required conditional use permit. Conditions imposed on other junkyards include the installation and maintenance of an eight-foot high fence around

the property, and the placement of evergreen screening outside of the fenced area. In addition, expansion of the operations is prohibited. Cooperation between neighborhood groups and County Zoning Enforcement officials to insure that fences are properly maintained, and that operators are in compliance with any other provisions of their permits will reduce the negative impact that these salvage yards have on the neighborhood environment. The neighborhood organizations, or any residents in the area, should be informed of these permit provisions and encouraged to report violations to zoning enforcement personnel.

- 2) Acquire industrial properties within the neighborhood with County funds and resell the properties to housing developers or citizens wishing to develop the property as residences.

Riverside Gardens is a solid residential community that is adversely impacted by the industries located within the neighborhood. The interior of the neighborhood is zoned R-5 residential, so no new industrial development is permitted. As noted above, existing industries might have non-conforming use rights if development occurred before the present zoning went into effect. Gradual acquisition and resale of these properties for development as residences would eliminate the land use conflict caused by their continued uses. However, it would be necessary first to prepare market value estimates of the property to ensure that acquisition and relocation costs could be recovered upon resale. At the present time, Jefferson County Community Development officials do not feel that such a program would be economically feasible due to high acquisition and relocation costs. However, this strategy might be given consideration in the future.

- 3) Retain existing zoning in Riverside Gardens. Any zoning changes requested within the neighborhood should be closely scrutinized in order to insure that the residential character of the neighborhood is maintained and to prevent the creation of additional nuisances by any land uses which are, at best, marginally compatible with a residential development.
- 4) Encourage the use of screening and buffering by industries located adjacent to residential land uses in Riverside Gardens where the potential for or existence of nuisances caused by the industry will impact the neighborhood adversely.

The land area surrounding the Riverside Gardens Neighborhood is zoned M-3 industrial, M-R riverfront industrial and R-T River Terminal. In these zones, many industrial land uses, some of which would be detrimental to the residential character of the area, could locate with minimal requirements. Because these industries would be located in the proper zone, no screening or buffering would be required. Only certain specific industries, such as an oil refinery or junk yard would be required to have conditional use permits, necessitating review by the County Board of Zoning Adjustment. Thus, residences on the periphery of the neighborhood might be negatively impacted by future development of the surrounding area as zoned. If screening and buffering can not be required of these industrial uses, rezoning industrially zoned land that is either vacant or residentially used could protect the residential character along the periphery of the Riverside Gardens neighborhood.

D. Transportation

Riverside Gardens is isolated from major traffic facilities. Transportation issues in the neighborhood are presently of a local nature. Long-range plans for the extension of Campground Road south to Cane Run Road may impact the neighborhood but the project has been deferred. Due to the scarcity of funds for roadway improvements and this project's low priority it is unlikely that it will ever be funded, at least in the near future. Accordingly, the proposed extension of Campground Road has no bearing on public or private investment decisions - whether housing rehabilitation actions or public facility improvements (parks, local roads, etc.).

Strategies:

- 1) Extend the sidewalk along Lees Lane from Campground Road to Riverside Gardens Park.

A sidewalk, extending along Lees Lane to Campground Road, has been completed, but it does not continue to Riverside Gardens Park. Pedestrians traveling along Lees Lane to the Park must walk along the well traveled road for approximately 800 feet. The fact that Lees Lane is a narrow, two-lane facility adds to the danger. The extension of the sidewalk to the park would make access safer for pedestrians and would discourage the unnecessary use of automobiles. According to the Jefferson County Public Works Department the current cost

of sidewalk construction is \$4.50 per lineal foot. This would be a standard 3 foot wide sidewalk. The approximate cost of constructing the sidewalk along Lees Lane would then be \$3600 if no right-of-way must be purchased.

E. Utilities

Strategies:

- 1) Using the results of the West County Environmental Impact Statement, determine the adequacy of the existing septic systems in Riverside Gardens.

If the existing sewage disposal systems are adequate and pose no long-term environmental or health hazards, these systems should remain in place. If they are unacceptable, the alternative system recommended in the EIS should be implemented. County government should provide information, technical assistance and long-term financing plans to residents who cannot afford outright expenditures for the full cost, if a new sewage disposal system is necessary.

- 2) Use the results of the groundwater evaluation program conducted by the EPA, if possible, to determine whether or not the well water at the homes unserved by a public water system is potable.

If the water presents health hazards, extend water lines to these homes and provide a long-term financing plan for residents in order to ease burdens caused by system costs.

F. Recreation

Strategies:

- 1) Properly maintain existing recreation facilities in Riverside Gardens. The addition of Riverside Gardens Park and the planned improvements to it have meant that the recreation needs of the neighborhood are to be adequately met. Routine maintenance and upkeep of the public recreation facilities in Riverside Gardens will insure that these needs will continue to be met.

VI. PLANNING ALTERNATIVES

In the previous section strategies for neighborhood improvement were examined separately, with an approach to various issues grouped under six major headings. Implementing certain of these strategies alone, however, would have little impact on the neighborhood. For example, simply eliminating the drainage problems in the area will reduce standing water and mosquito infestation, but would have a lesser effect on increasing property values in the neighborhood than would a combination of drainage improvements and housing rehabilitation actions. The comprehensive goal, to which all of the strategies for improvement are directed, is the improvement of the residential environment of Riverside Gardens.

This section will outline two combinations of strategies, along with their cost estimates, that will impact the general living environment of the area. These combinations differ mainly in the mix and magnitude of public and private commitment to the neighborhood. Through maximum private commitment to solving the problems faced by residents is preferred, a realistic assessment of investment incentives, administrative costs, resident participation and other economic variables is necessary before such actions are adopted as alternatives to the contribution of public monies.

A. Planning Alternative I

Planning Alternative I suggests that neighborhood revitalization efforts begin with a series of publicly funded improvements for drainage and housing. Residents have indicated that inadequate drainage is the biggest problem facing the neighborhood. The Jefferson County Public Works Department estimates that necessary improvements are going to cost \$629,000. Drainage improvements will eliminate potential health hazards, and will have some impact on property values in the neighborhood. Community Development Block Grant funds are being used to finance the project over a two year period. These drainage improvements should be completed with the least delay possible.

A second element of Alternative I is the implementation of a publicly funded housing rehabilitation program, also over a multi-year period. The cost of rehabilitating all "C" and "D" rated units has been estimated at approximately \$1.1 million, using rehabilitation cost

per unit estimates provided by the Jefferson County Community Development Department (see Appendix A).

Funding possibilities include HUD Title I Insurance on Home Improvement Loans and Community Development Block Grants and Loans. Because of the high cost attached to the rehabilitation program, the improvements would be staged over a period of years. This timing option would increase the total estimated cost, but would reduce the yearly proportion of total CD funds allocated to Riverside Gardens:

Relocation may be an option for residents whose dwellings are too dilapidated to be rehabilitated. Relocation assistance and demolition costs, the maximum cost of which is estimated at approximately \$97,000 could also be provided through CD funds. Relocation within Riverside Gardens, when possible, would be the preferred alternative, as this would cause minimum disruption to residents.

In order to preserve the residential character of the neighborhood and eliminate nuisances caused by existing industries, acquisition of the auto salvage yards, and conversion to residential use was considered. However, acquisition was determined to be uneconomical at the present time by officials of the Jefferson County Community Development Department. A strategy short of acquisition that would lessen the negative impact of the junkyards on the residential environment would be more aggressive enforcement of screening provisions of the conditional use permits. This strategy would require the cooperation between zoning enforcement officials and community residents or neighborhood organizations in the filing and processing of complains against violators. Other violations, such as illegal storage of materials on vacant residential lots might also be eliminated by zoning enforcement officials.

Existing zoning should be retained in Riverside Gardens in order to maintain the residential character of the neighborhood. Further encroachment by industry into the neighborhood would thus be prevented. There are no screening and buffering requirements of any new industry locating adjacent to but outside of the residential portion of the study area due to its industrial zoning classification. In addition, any future expansion of existing industries or any present industrial land use that impacts Riverside Gardens negatively is not required to be separated from the neighborhood by buffering and screening techniques, unless the land use requires a conditional use permit. Rezoning any vacant industrial land and residential

uses in industrial zones adjacent to the neighborhood is an option that could be considered.

A coordinated clean-up effort utilizing neighborhood residents as a work force and with the assistance of the County Works Department could alleviate the problem of unsightly overgrown areas where dumping of trash has occurred. Trucks to haul away trash and equipment for clearing the overgrown area surrounding the stream at the entrance to the neighborhood could be provided by the Works Department.

One of the positive aspects of the residential environment in Riverside Gardens is the existence of recreation facilities, namely Riverside Gardens Park. The extension of the sidewalk along Lees Lane from Campground Road to the Park would allow for greatly improved, safe access for pedestrians to this facility. This extension, covering approximately 800 feet would cost approximately \$4.50 per lineal foot or \$3,600 and could be financed through CD funds. Specific site conditions may increase or decrease this estimate.

Another element of Planning Alternative 1 concerns the environmental impact of the septic systems on groundwater in the area. Results of the West County EIS will indicate the adequacy or inadequacy of the sewage disposal systems currently used in Riverside Gardens. If alternative methods of sewage disposal are recommended for the area, County government should provide technical assistance with regard to long-term financing for residents. Also, if the groundwater evaluation program indicates the existence of potential health hazards from well water, those residents not using public water should be informed and presented with a financing plan.

B. Planning Alternative 2

While Planning Alternative 2 recommends that the same type of improvements as those mentioned above be made, the involvement of neighborhood residents and the private sector in committing resources to solve some major problems is emphasized. This would lessen the total amount of public funds to be expended, while utilizing private funding in a manner that would encourage further private investment.

As in Alternative 1, public funds are to be used to make necessary drainage improvements and to extend the sidewalk along Lees Lane to Riverside Gardens Park. As a first phase of a housing rehabilitation program, public funds would also be used to rehabilitate those homes

in a more serious state of disrepair or for demolition and relocation assistance for those structures which cannot be replaced.

A second phase of the rehabilitation program, however, would be added to that of Alternative I. Those structures needing more minor repairs would be encouraged through informational programs to seek private funding. This would involve some "B" and "C" rated units. Improved conditions in Riverside Gardens, in particular, the solution of the methane gas problem, the new park with safe pedestrian access, drainage improvements, and elimination of the worst housing problems could provide the basis for privately funded rehabilitation.

The Riverside Gardens neighborhood shows other signs of stability also. There is a high rate of owner-occupancy, a low vacancy-rate, and a low proportion of structures which are dilapidated (See Appendix C). Demographic statistics outlined in Phase I of the Riverside Gardens Small Area Study also indicate a stable neighborhood, with a relatively high proportion of children 18 years old or younger living with families, and a low proportion of families with female-headed households.

Given the aforementioned improvements and the general neighborhood stability, the area might be able to attract private investment for rehabilitation purposes. One method that could be used to begin such a program is the establishment of a revolving rehabilitation loan fund after other publicly funded improvements are underway. Implementing this type of program successfully would require that a neighborhood organization(s) assess probable resident participation, and begin a dialogue with representatives of local lending institutions to determine their interest in such a fund. Other factors which would need to be considered include the responsibility for administering the program, repayment schedules, interest rates, and insurance against defaulters.

This type of rehabilitation program could result in the strengthening of the residential character of the neighborhood. Combined with other publicly funded major improvements and demolition of units beyond rehabilitation, both as recommended in Alternative I, home repair would raise individual property values and would result in increased confidence in the stability of the neighborhood.

The current inflation, depressed economy and high interest rates may prove to be disincentives to residents in the Riverside Gardens to use private funding for improvement of their property. Public funding of some sort of housing rehabilitation program and other neighborhood improvements should begin inspite of economic condition so that the incentive for private investment would exist as the ability to invest grew with a better economy. Informational programs on housing rehabilitation funding should relate that smaller private investments for housing improvements might be preferable to moving out of the neighborhood and financing a house at the current mortgage rates. -

Another element of Planning Alternative 2 is a voluntary, resident sponsored neighborhood clean up. A work force utilizing manpower and equipment available in the neighborhood could be formed to run the clean-up operation. Lake Dreamland has in past years had a great deal of success with this type of program.

When the Environmental Impact Statement concerning the adequacy of West County sewage disposal systems is released, residents should be informed of its findings and presented with options. Assistance in financial planning for the improvements may be provided by County government.

As a final element, resident cooperation with zoning enforcement officials in reducing the negative impact of those junkyards with nonconforming rights is necessary. Periodic enforcement of screening provisions, and the filing of complaints against any noncompliance would minimize the negative impact of this land use conflict.

C. Conclusion

Publicly funded drainage improvements, if completed and funded as planned, will provide some of the momentum needed to re-establish Riverside Gardens as a stable, residential neighborhood. The Community Development funded housing rehabilitation program if properly funded and implemented should strengthen the residential character of the area. The establishment and implementation of a housing rehabilitation program and the enforcement of health, housing and zoning regulations in the neighborhood would almost insure Riverside Gardens re-establishment as a solid neighborhood. Once stabilized, other improvements in the neighborhood could take place as funding becomes available. The use of public funds should be kept at a minimum but not at the expense of neighborhood stability.

APPENDIX A

Rehabilitation and Demolition Costs

<u>Rehabilitation</u>		Total Cost					
Number	Rehabilitation costs per unit (Avg.)						
C-rated units	100	\$850,000					
D-rated units	20	206,000					
		<u>\$1,056,000</u>					
<u>Demolition*</u>							
Number	Purchase price per unit (Avg.)	Demolition cost per unit	Benefit per unit	Moving expense per unit	Total cost per unit	Total cost	
Owner occupied	1	5,000	2,000	15,000	500	22,500	22,500
Renter occupied	4	5,000	2,000	4,000	500	11,500	46,000
Vacant	4	5,000	2,000	-	-	7,000	28,000
							<u>\$96,500</u>
				Overall Cost:			\$1,152,500

*All figures except purchase price per unit represent maximum amounts awarded.

Source: Louisville and Jefferson County Planning Commission, 1981.
 Jefferson County Community Development Department, 1981.

APPENDIX B

Housing Quality for Riverside Gardens by Street

<u>Lees Lane</u> A units - 6 B units - 39 C units - 15 D units - 0 E units - 0	<u>Huff Lane</u> A units - 8 B units - 23 C units - 0 D units - 0 E units - 0	<u>Kenmore Avenue</u> A units - 6 B units - 9 C units - 2 D units - 1 E units - 0	<u>Putnum Avenue</u> A units - 1 B units - 5 C units - 12 D units - 1 E units - 0
<u>Terry Court</u> A units - 1 B units - 3 C units - 0 D units - 0 E units - 0	<u>Elmwood Avenue</u> A units - 0 B units - 15 C units - 14 D units - 3 E units - 1	<u>Melrose Avenue</u> A units - 1 B units - 5 C units - 6 D units - 0 E units - 0	<u>Lovin Court</u> A units - 9 B units - 0 C units - 0 D units - 0 E units - 0
<u>Glenbrook Avenue</u> A units - 0 B units - 3 C units - 5 D units - 0 E units - 1	<u>Lucerne Avenue</u> A units - 4 B units - 13 C units - 3 D units - 0 E units - 1	<u>Wilshire Avenue</u> A units - 3 B units - 15 C units - 8 D units - 1 E units - 1	<u>Essex Avenue</u> A units - 0 B units - 1 C units - 4 D units - 3 E units - 1
<u>Daytona Avenue</u> A units - 0 B units - 3 C units - 8 D units - 3 E units - 1	<u>Wilmoth Avenue</u> A units - 1 B units - 28 C units - 18 D units - 7 E units - 0	<u>Flagler Avenue</u> A units - 0 B units - 14 C units - 4 D units - 1 E units - 3	<u>Larchmont Avenue</u> A units - 0 B units - 0 C units - 1 D units - 0 E units - 0

Source: Housing Conditions Survey, Louisville and Jefferson County Planning Commission, August, 1980.

Appendix C

Socio-economic Characteristics for Riverside Gardens

Population 1,070	(1970)		
% Black 0	(1970)		
% Owner Occupied housing units	(1970)	-	70.1%
% Renter Occupied housing units	(1970)	-	17.6%
% Vacant housing units	(1970)	-	4.9%
% Households Below Poverty Level	(1970)	-	10.7%*
Median Housing Value	(1970)	-	\$14,650
Average Household Income	(1976)	-	\$13,926*
% Families With Low to Moderate Income	(1970)	-	27.8%*
% Unemployment Rate	(1970)	-	4.3%*

*Figure is for an entire Census Tract of which the Neighborhood is only part.

Source: United States Census of Housing, 1970.

APPENDIX D

Cost Estimates for Alternatives I and II by Category and Strategy

Alternatives

Environment

1. Construction of drainage improvements
2. Resident neighborhood clean-up program
 - A. With County Works Department assistance
 - B. Using resident labor and equipment
3. Neighborhood issue awareness program

	I	II
1. Construction of drainage improvements	\$629,000 (1)	\$629,000
2. Resident neighborhood clean-up program		
A. With County Works Department assistance	*	0
B. Using resident labor and equipment		0
3. Neighborhood issue awareness program		0

Housing

1. Rehabilitate all "C" and "D" rated units
 - A. 100 "C" rated units at \$8,500 per unit average
 - B. 20 "D" rated units at \$10,300 per unit average
2. Rehabilitate all "D" rated units and only those "C" rated units needing major repair
 - A. 20 "D" rated units at \$10,300 per unit average
 - B. 50 (3) "C" rated units at \$8,500 per unit average
3. Rehabilitation of all "B" and "C" rated units needing minor repair using private funds
4. Demolish all structures that are beyond rehabilitation

1. Rehabilitate all "C" and "D" rated units		
A. 100 "C" rated units at \$8,500 per unit average	\$850,000 (2)	
B. 20 "D" rated units at \$10,300 per unit average	\$206,000	
2. Rehabilitate all "D" rated units and only those "C" rated units needing major repair		
A. 20 "D" rated units at \$10,300 per unit average		\$206,000
B. 50 (3) "C" rated units at \$8,500 per unit average		\$425,000
3. Rehabilitation of all "B" and "C" rated units needing minor repair using private funds		0
4. Demolish all structures that are beyond rehabilitation	\$ 96,500 (4)	\$ 96,500

Land Use and Zoning

1. Enforce the screening provisions of conditional use permits
2. Inform residents of conditional use permit provisions and the procedures for reporting violations
3. Retain existing zoning classifications
4. Encourage the use of screening and buffering by industries located adjacent to the neighborhood

1. Enforce the screening provisions of conditional use permits	*	*
2. Inform residents of conditional use permit provisions and the procedures for reporting violations		0
3. Retain existing zoning classifications	0	0
4. Encourage the use of screening and buffering by industries located adjacent to the neighborhood	0	0

Transportation

1. Extend existing sidewalk along Lees Lane to Riverside Gardens Park, 800 feet of standard sidewalk at \$4.50 per lineal foot.

1. Extend existing sidewalk along Lees Lane to Riverside Gardens Park, 800 feet of standard sidewalk at \$4.50 per lineal foot.	\$ 3,600 (5)	\$ 3,600
---	--------------	----------

Utilities

1. Provide alternative sewer systems if
2. Provide public water to houses without if needed

Recreation

1. Maintain existing recreation facilities

Total Alternatives cost without options:
 (see Planning Alternative Matrix in the
 Executive Summary for presentation of
 optional and recommended strategies)

?(6)	?
?(7)	?
*	*
\$ 2,081,100	\$1,656,100

*Part of agencies normal duties, no cost incurred

- (1) Based on estimates by the Jefferson County Works Department
- (2) Per unit average from Jefferson County Community Development Department
- (3) Based on estimate that one half of all "C" rated units (100) need minor repair and the other half needs major repairs
- (4) Based on per unit averages by the Jefferson County Community Development Department, for a further cost breakdown see Appendix A
- (5) Based on cost figures from the Jefferson County Works Department
- (6) Further information from West County EIS required to determine need.
- (7) Further information from West County EIS required to determine need.

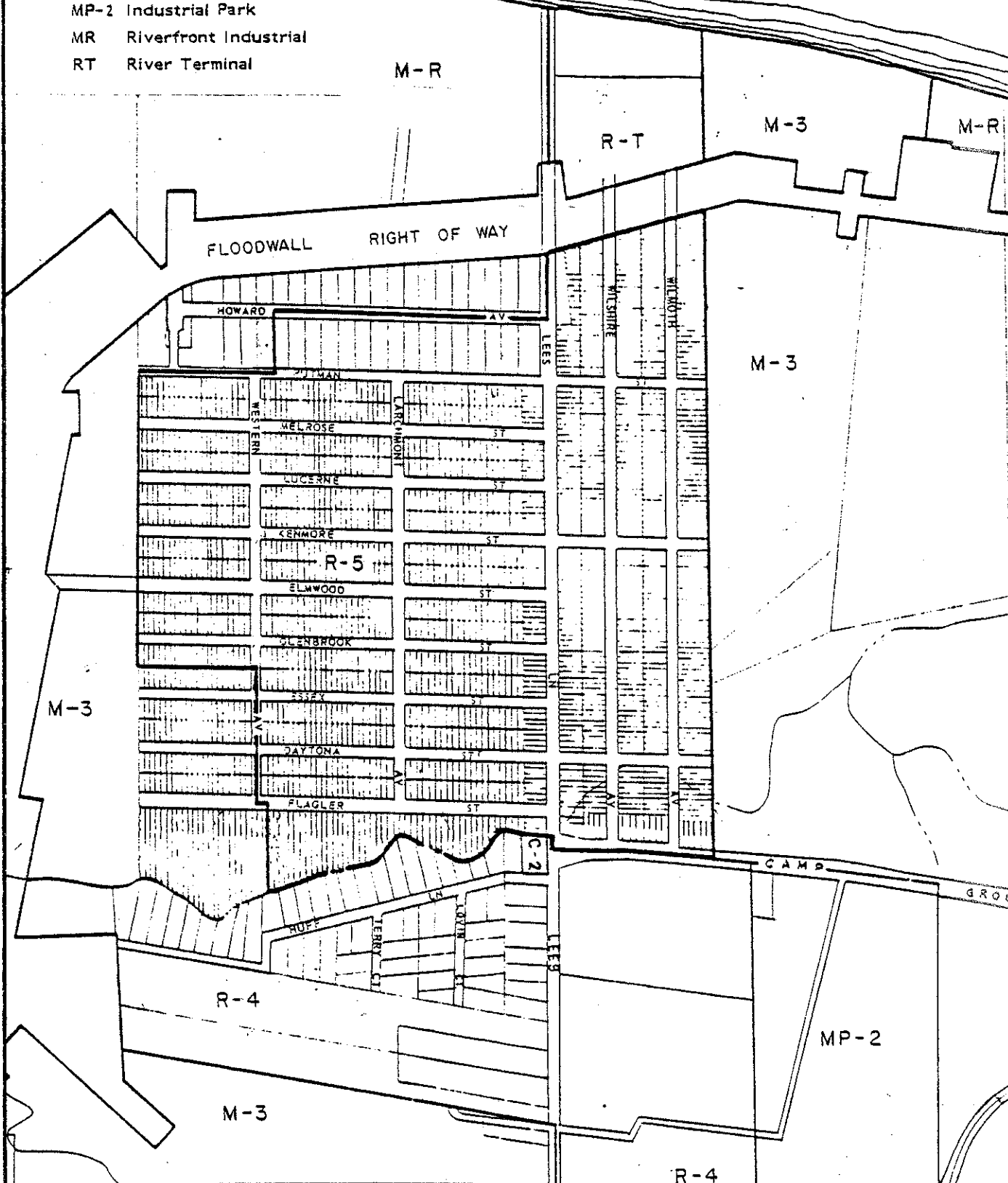
Sources: Louisville and Jefferson County Planning Commission, 1981,
 Jefferson County Public Works Department, 1981,
 Jefferson County Community Development Department, 1981.

LEGEND

- R-4 Residential
- R-5 Residential
- C-2 Commercial
- M-3 Industrial
- MP-2 Industrial Park
- MR Riverfront Industrial
- RT River Terminal

OHIO

RIVER

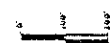


Source: Louisville and Jefferson County Planning Commission, 1981.








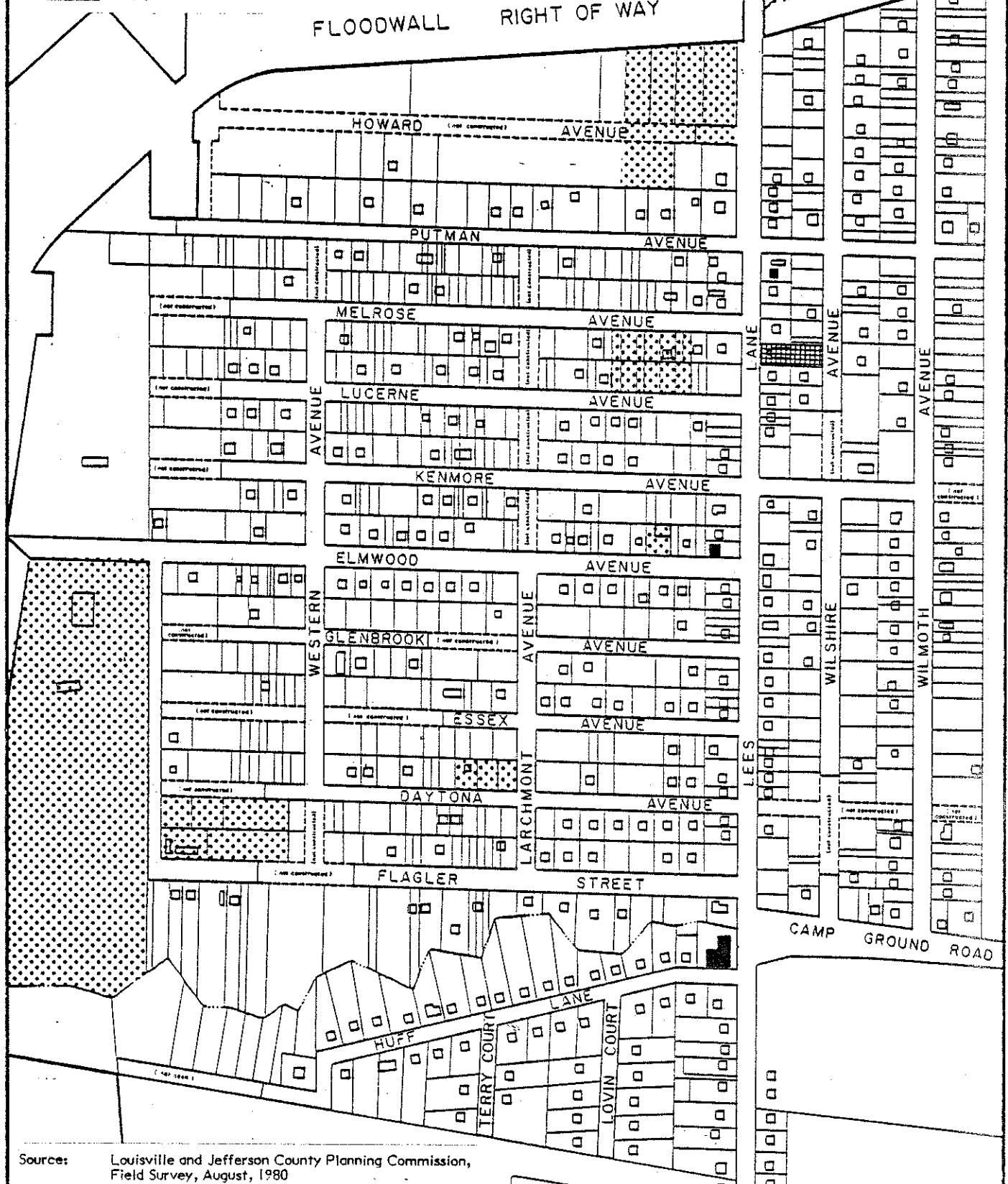
RIVERSIDE GARDENS
SMALL AREA STUDY
Louisville and Jefferson County
planning commission

EXISTING ZONING



LEGEND

-  Single Family
-  Commercial
-  Industrial
-  Church
-  Playground



Source: Louisville and Jefferson County Planning Commission, Field Survey, August, 1980








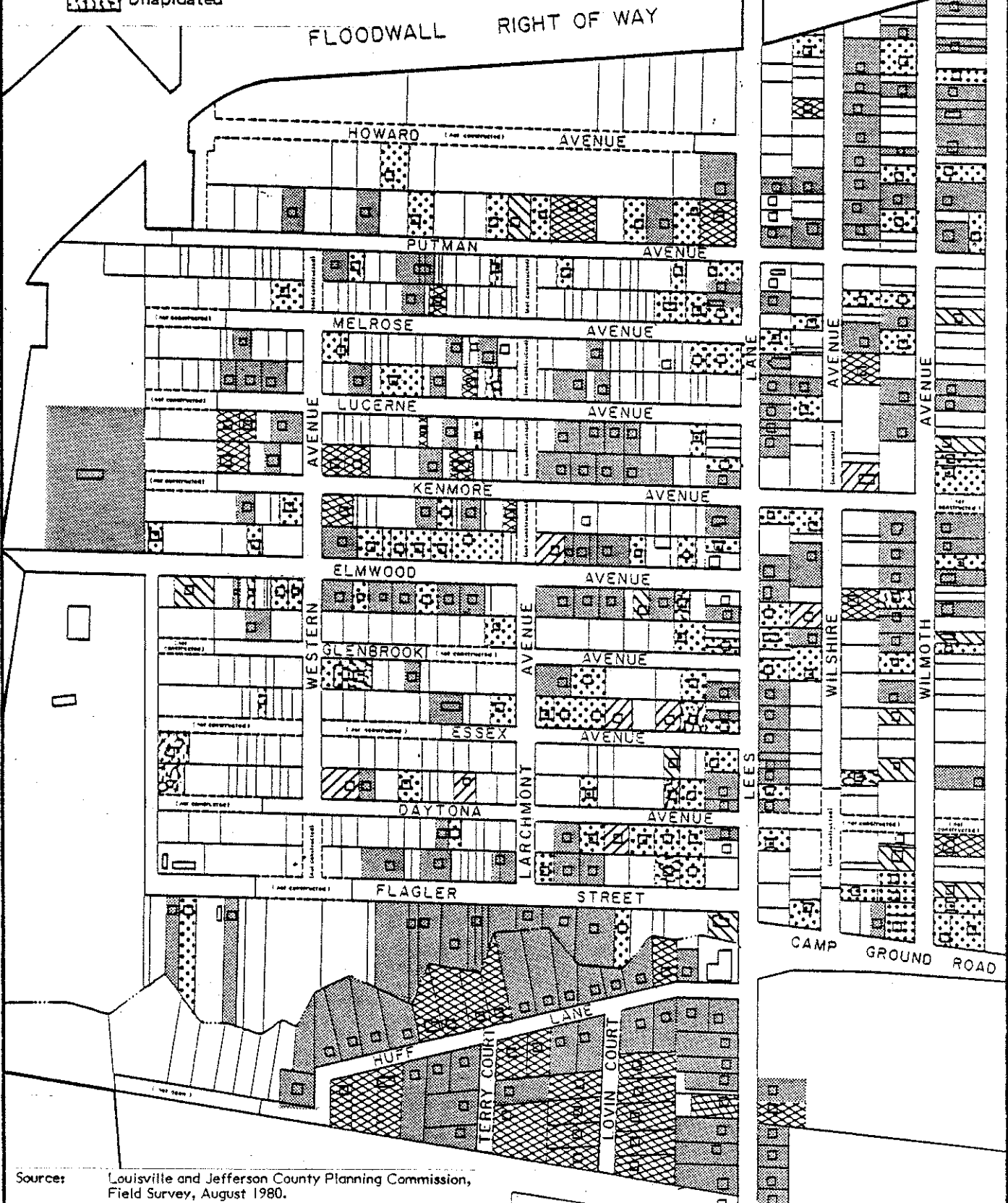
RIVERSIDE GARDENS
SMALL AREA STUDY
LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION

EXISTING LAND USE



LEGEND

-  Sound
-  Sound - Minor Repair
-  Sound - Major Repair
-  Deteriorating
-  Dilapidated

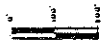


Sources: Louisville and Jefferson County Planning Commission, Field Survey, August 1980.



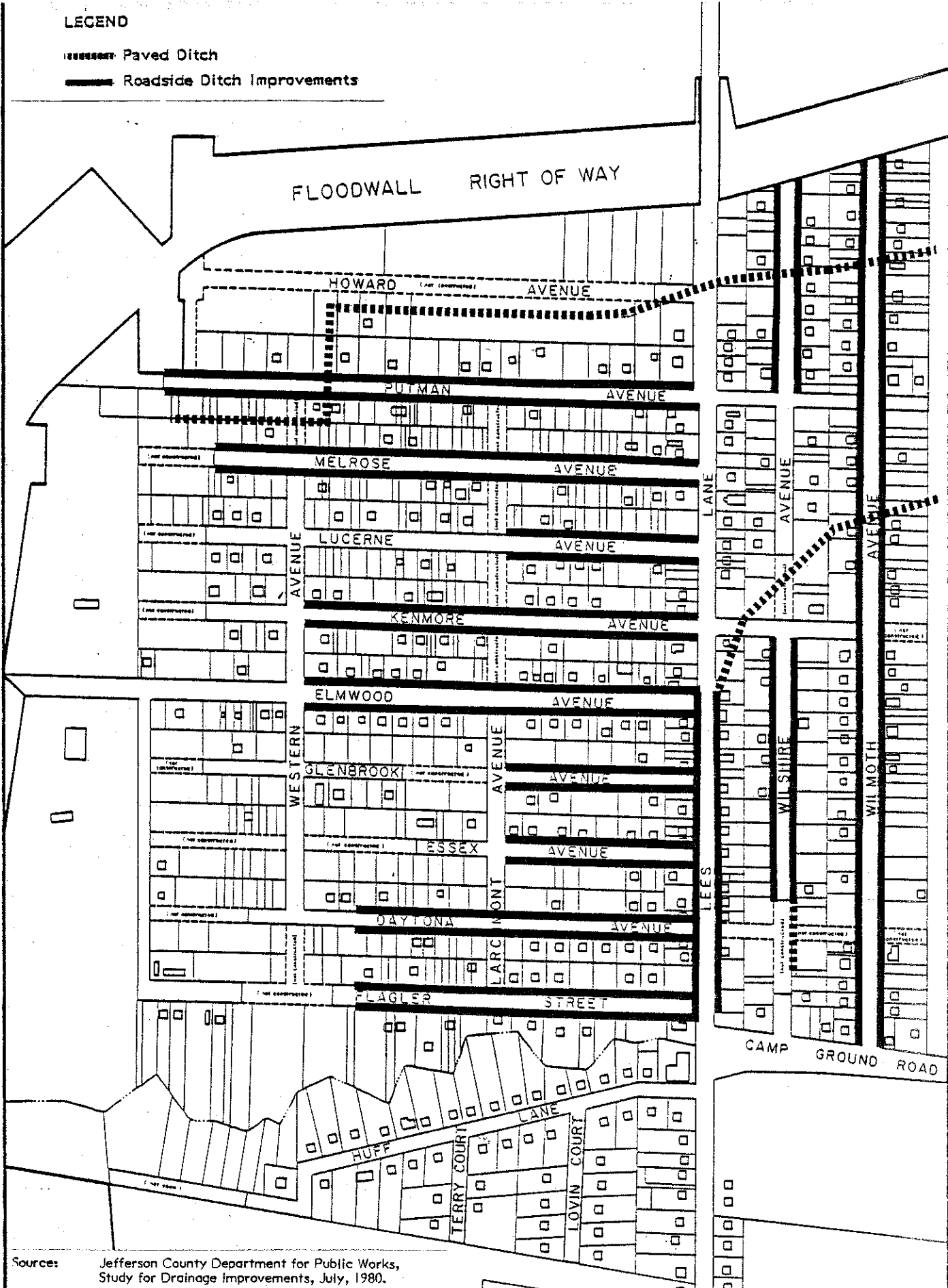
RIVERSIDE GARDENS
SMALL AREA STUDY
louisville and jefferson county
planning commission

CONDITION
OF STRUCTURE




LEGEND

-  Paved Ditch
-  Roadside Ditch Improvements



Sources: Jefferson County Department for Public Works, Study for Drainage Improvements, July, 1980.



**RIVERSIDE GARDENS
SMALL AREA STUDY**
Louisville and Jefferson County
Planning Commission

**PROPOSED DRAINAGE
IMPROVEMENTS**



North arrow pointing up and a scale bar.