

Land Use / Community Form

The most fundamental purpose of the Portland Neighborhood Plan is to recommend or to reaffirm zoning and form district designations throughout the neighborhood that will promote compatibility of use and form with the plan Vision. To accomplish this purpose, the Portland Task Force systematically analyzed ten individual districts that together comprise the Portland neighborhood, making observations and recommendations appropriate to each. In a few instances, very little change from the status quo was required or recommended. In other cases, a zoning category that may appear common throughout the neighborhood (e.g. R6 Residential) has been uniformly supplanted by a category more recently devised (e.g. UN Residential) that is more appropriate to an urban neighborhood such as Portland. In one situation – the Portland Avenue/Bank Street corridor between 22nd and 30th streets – the Task Force recommended creation of a Traditional Neighborhood Zoning District (TNZD) in order to reinforce an historic and highly intact pattern of form and use. In three other areas – at either end of the recommended Portland/Bank TNZD, and within the Shippingport district on the neighborhood’s east side – the Task Force recommended establishing “Planned Development Districts” that would either reinforce existing patterns of mixed use within a cohesive urban form; or, as in the case of the former commercial site along Portland Avenue between 30th and 33rd, result in a new land use plan for a district currently lacking cohesiveness and dominated by outmoded and incompatible land uses. The Task Force has also asked the Planning Commission to revisit provisions of the Local Development Code that permit uses (i.e. rooming houses) that the neighborhood fears may foster or support crime in the affected areas. Additionally, the Task Force has recommended that the Main-Market street corridor be designated a Traditional Marketplace Form District to support the revitalization of an historic commercial corridor common to Portland and the adjacent Russell neighborhood.

The Portland Neighborhood Task Force, throughout its deliberations, strongly emphasized the conservation of Portland’s historic structures and urban form, with a particular focus on housing and on the numerous corner stores and individual landmark structures that together contribute to Portland’s distinct neighborhood character. Portland’s wealth of affordable housing and remarkably detailed historic architecture also presents a profound challenge to the community: how to restore and revive this remarkable fabric ahead of decline and demise; how to intervene effectively so that a broad neighborhood renaissance – building upon the heritage and character that are Portland’s greatest physical assets – might counteract the economic obsolescence that poses a powerful threat to that same historic legacy.



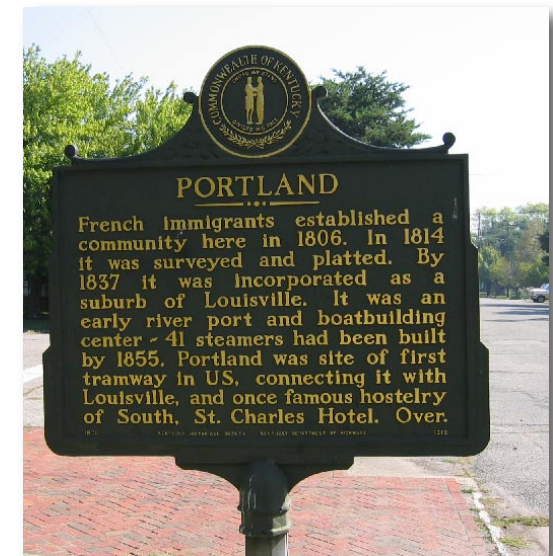
Portland Planning Task Force members working with Department of Planning and Design Services staff at a Saturday Sub-Area Land Use workshop



Strategies must combine a regulatory approach, meant to promote the preservation of the neighborhood’s historic character as well as compatible land uses (e.g. single family housing, mixed use corner commercial); along with strategic interventions via community development initiatives serving as the catalyst for the economic revival of key areas that could then “ripple” to adjoining properties, blocks and then districts. Over the past two years, considerable study and consideration have been given to determining how local government might invest public resources in Portland in a way that could have the greatest possible catalytic effect; while, at the same time, addressing the very significant and fundamental need in Portland for safe, decent, and affordable housing. How to invest these resources most wisely, equitably, and effectively has posed a difficult question for both Portland’s neighborhood leadership and Louisville Metro government; for although the commitment of local government is substantial, the need for public reinvestment is great – far exceeding the public resources today or tomorrow. Soon, however, the neighborhood and Louisville Metro must come to a common agreement on where and how to proceed with public reinvestment; and how to mount a much broader revitalization strategy in the neighborhood, one that leverages Metro government’s financial commitment in Portland into a coordinated, comprehensive strategy – involving residents and multiple institutional partners – for the long term benefit and sustainability of the neighborhood.

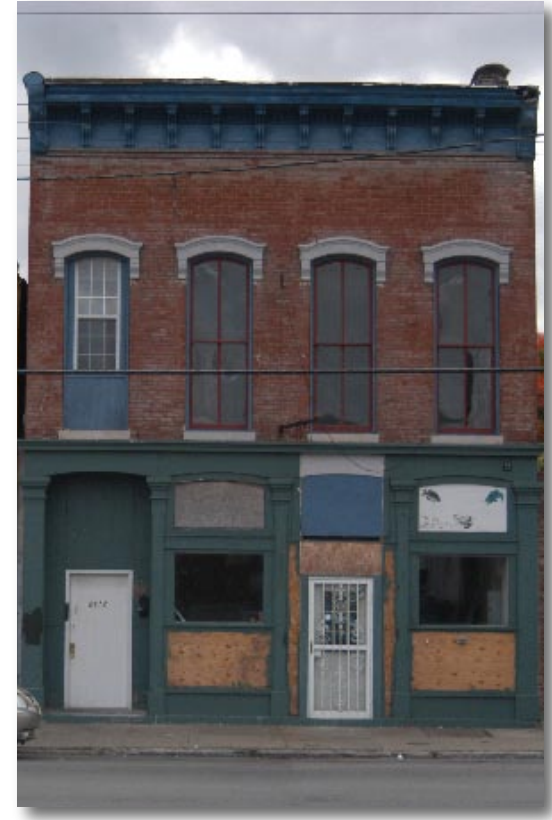
Toward a more formalized or institutionalized approach to historic preservation, the Task Force expressed concern that designating any portion of Portland as a Local Preservation District could impose upon Portland’s residents and property owners an unacceptable regulatory burden. Instead, the Task Force recommended exploring alternative preservation tools, such as a “Landmarks District Lite” approach that would emphasize façade preservation only, while allowing more contemporary (and, presumably, affordable) exterior treatments to the remainder of the affected structures.

Meanwhile, the Task Force observed that there are numerous individual landmark structures throughout Portland – as well as nearly 100 traditional corner commercial structures inventoried by the neighborhood – that are currently without any designation that might promote their preservation or restoration. National Register of Historic Places designation would at least afford these structures the benefit of state and local tax credits for appropriate rehabilitation; and so such designation should be pursued by the Louisville Metro Landmarks Commission in cooperation with Portland Preservation Alliance, a neighborhood preservation coalition. To promote



The “form” of Portland; the layout and arrangement of residences and businesses along streets and alleys that tied to and aligned in harmony with its Ohio River setting, had its beginning with the survey and plat of 1814.

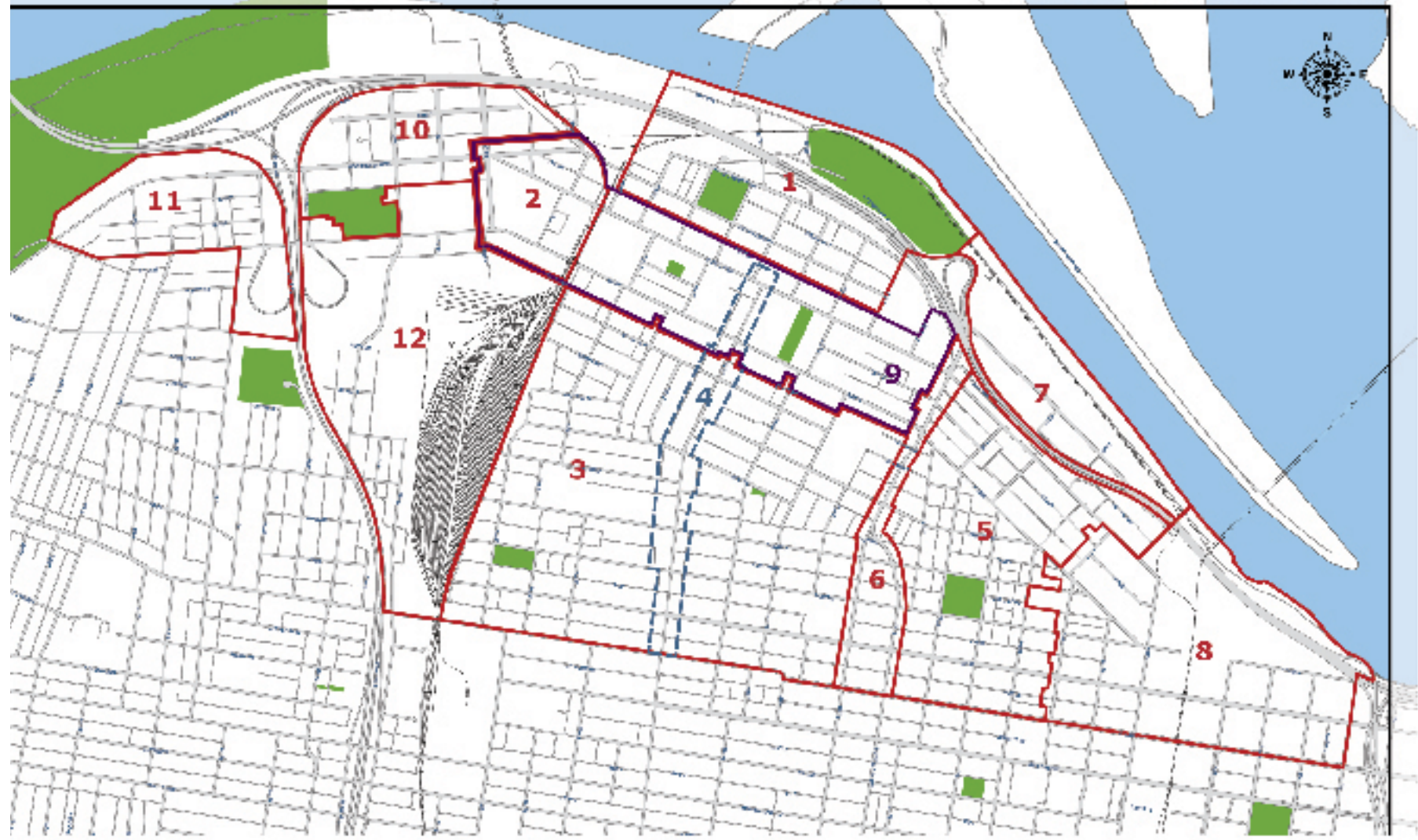
the vitality of corner mixed-use (i.e. commercial/residential) structures – an historic vernacular building type still prevalent throughout Portland – the Task Force recommended expanding upon the inventory conducted in 2006 by Nathalie Andrews and Mary Turner; to determine structures that are currently or potentially supportive of ground-level, neighborhood-serving commercial use, so that these properties may have a zoning designation (i.e. CR) compatible and supportive of mixed commercial and residential use. The caveat to this designation – previously discussed – was that rooming or boarding houses be somehow prohibited in order to avoid inadvertently fostering crime and prostitution.



Viable historic commercial structure on Portland Avenue in desperate need of restoration and/or adaptive reuse.



Portland SubArea Overview





Portland SubArea 2: Old Kroger Site

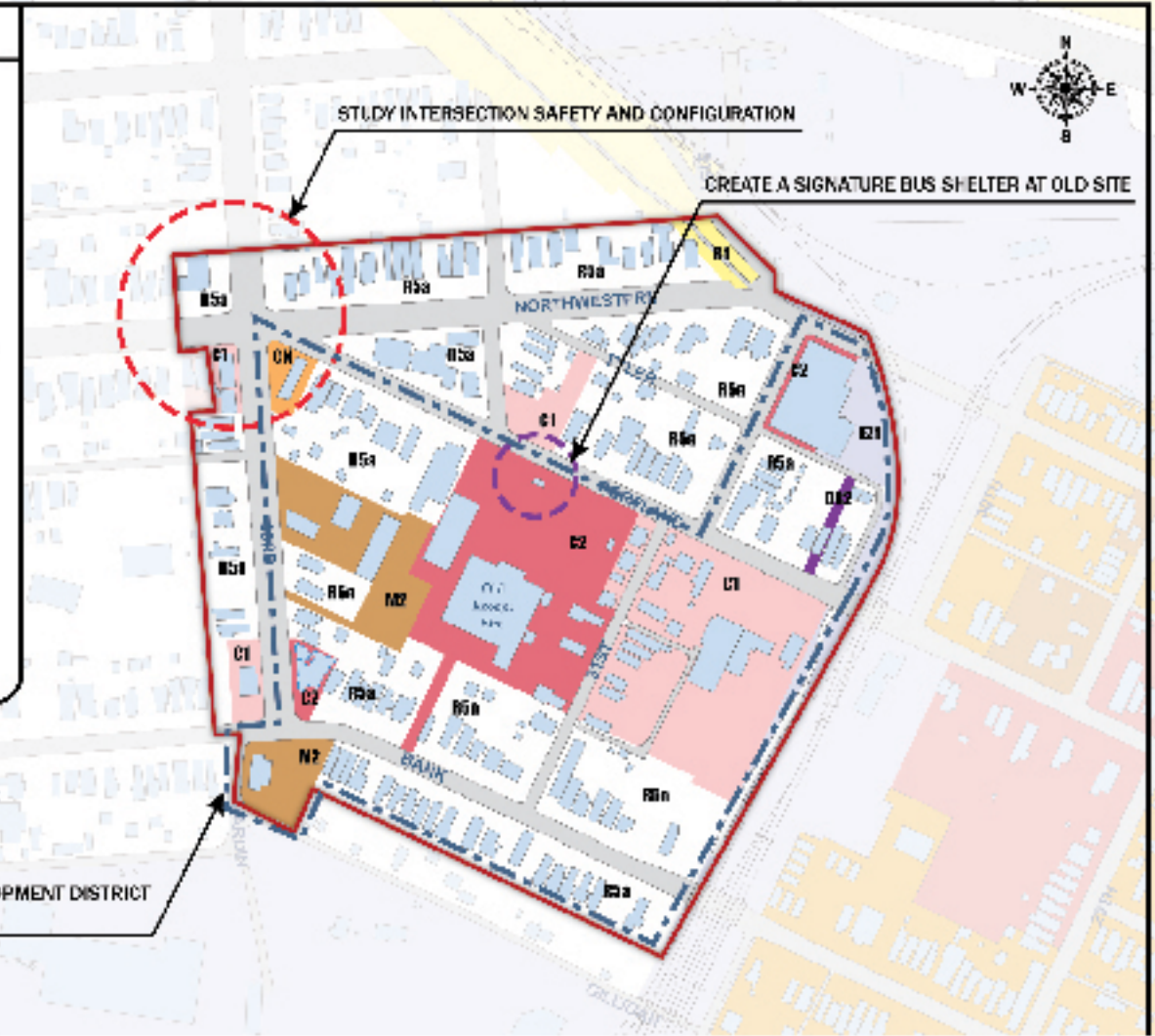
Recommendations

- Improve area appearance through stronger coordination with IPL.
 - Eliminate dumping activity
 - Screen permitted outdoor storage areas
 - Enforce property maintenance with absentee landlords
- Explore potential for Planned Development District planning effort
- Place a signature bus shelter at old Kroger site
- Consider making old Kroger site accessible from 33rd
- Study intersection at 33rd and N.W. Pkwy
 - Accidents, pedestrian danger, is there potential for a roundabout?
- Preserve the Wright Place (locally owned business)
- N. 33rd - adjacent to old Kroger site
 - Consider eminent domain on dilapidated rental housing
 - Inventory properties
 - Identify demolition candidates
- Develop area-wide landscape plan

CONSIDER DESIGNATION AS A PLANNED DEVELOPMENT DISTRICT & AN ACTIVITY CENTER

STUDY INTERSECTION SAFETY AND CONFIGURATION

CREATE A SIGNATURE BUS SHELTER AT OLD SITE





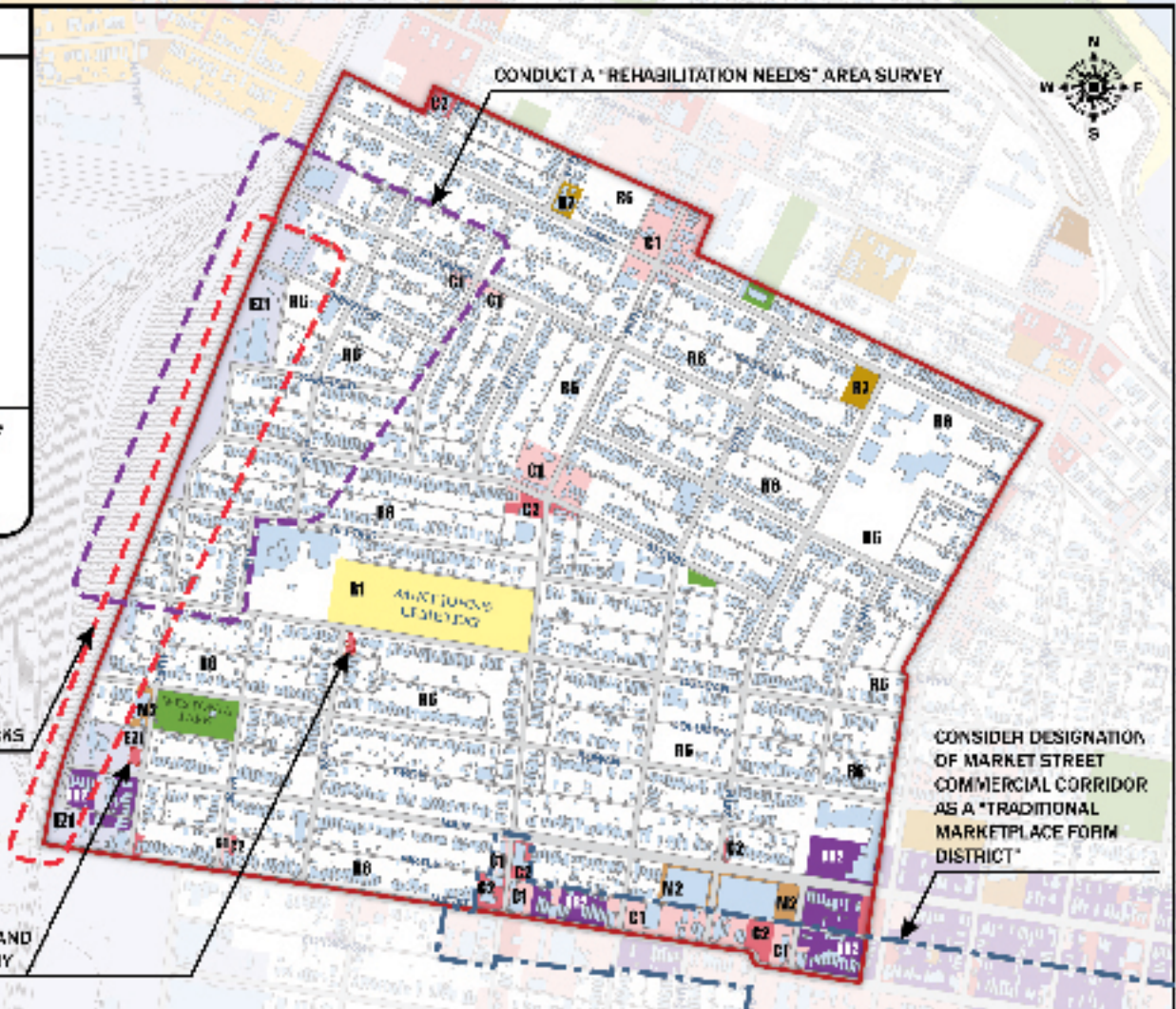
Portland SubArea 3: J.B. Atkinson

Recommendations

- Issue and problems are on the fringes
- Inventory repair and maintenance needs
- Increase owner occupancy
- Analyze zoning for consistency with use
- Support locally-owned existing businesses
- Study mobility issues resulting from brick yard
- Strengthen residential core
- Develop signage for Weston's Park
- Alley maintenance (N. 26th St.)

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- Consider designation of Traditional Marketplace Form District for Market Street Commercial Corridor from 9th Street to 26th Street
- Change R5 zoning to LV



CONDUCT A "REHABILITATION NEEDS" AREA SURVEY

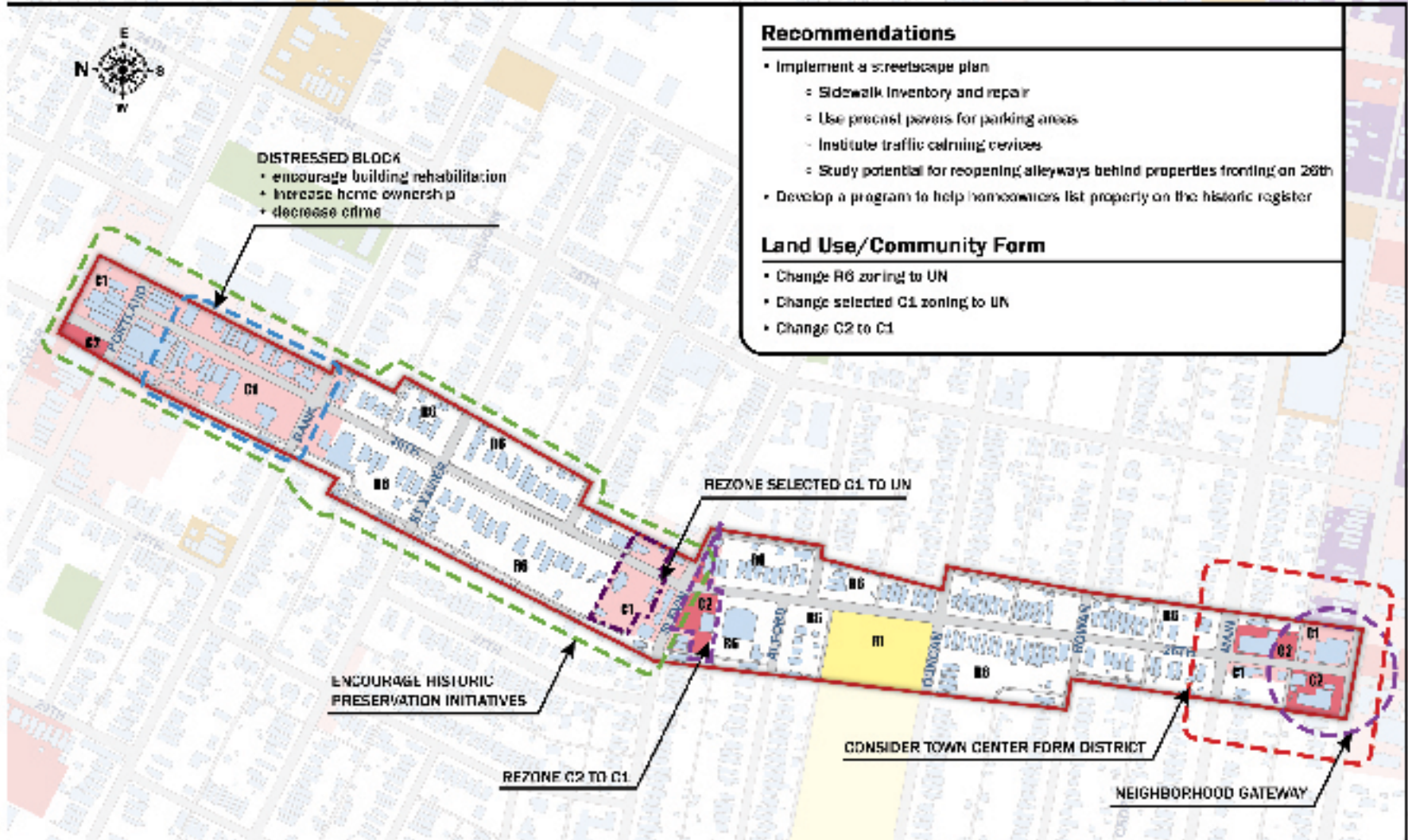
DEVELOP VISUAL BUFFERING AND STUDY MOBILITY ISSUES AT RAILROAD TRACKS

SUPPORT LOCALLY-OWNED EXISTING BUSINESSES SUCH AS CURTIS' MARKET AND SHUCKMAN'S FISH COMPANY & SMOKERY

CONSIDER DESIGNATION OF MARKET STREET COMMERCIAL CORRIDOR AS A "TRADITIONAL MARKETPLACE FORM DISTRICT"



Portland SubArea 4: 26th Street Corridor





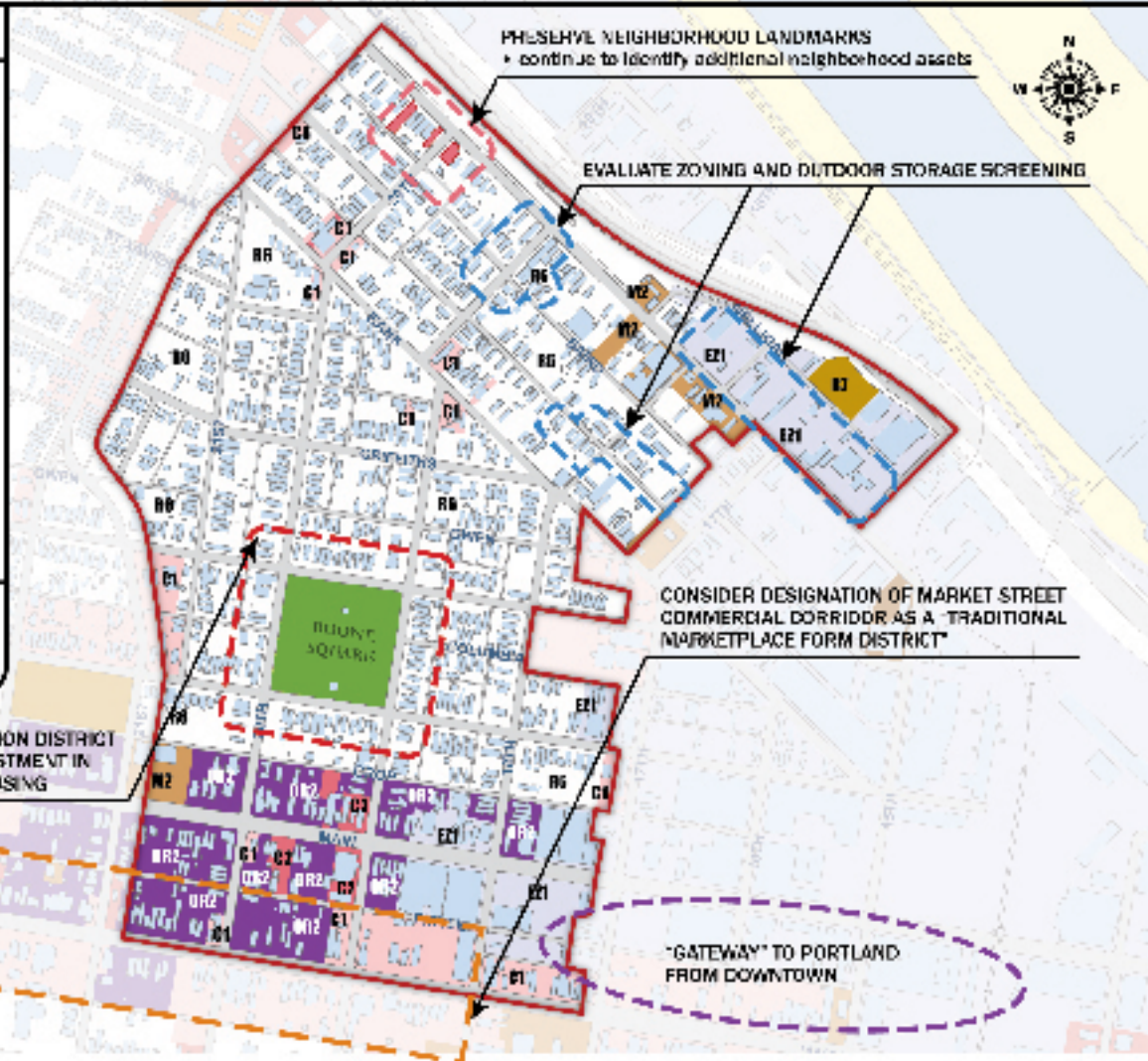
Portland SubArea 5: Boone Square / Baird Street

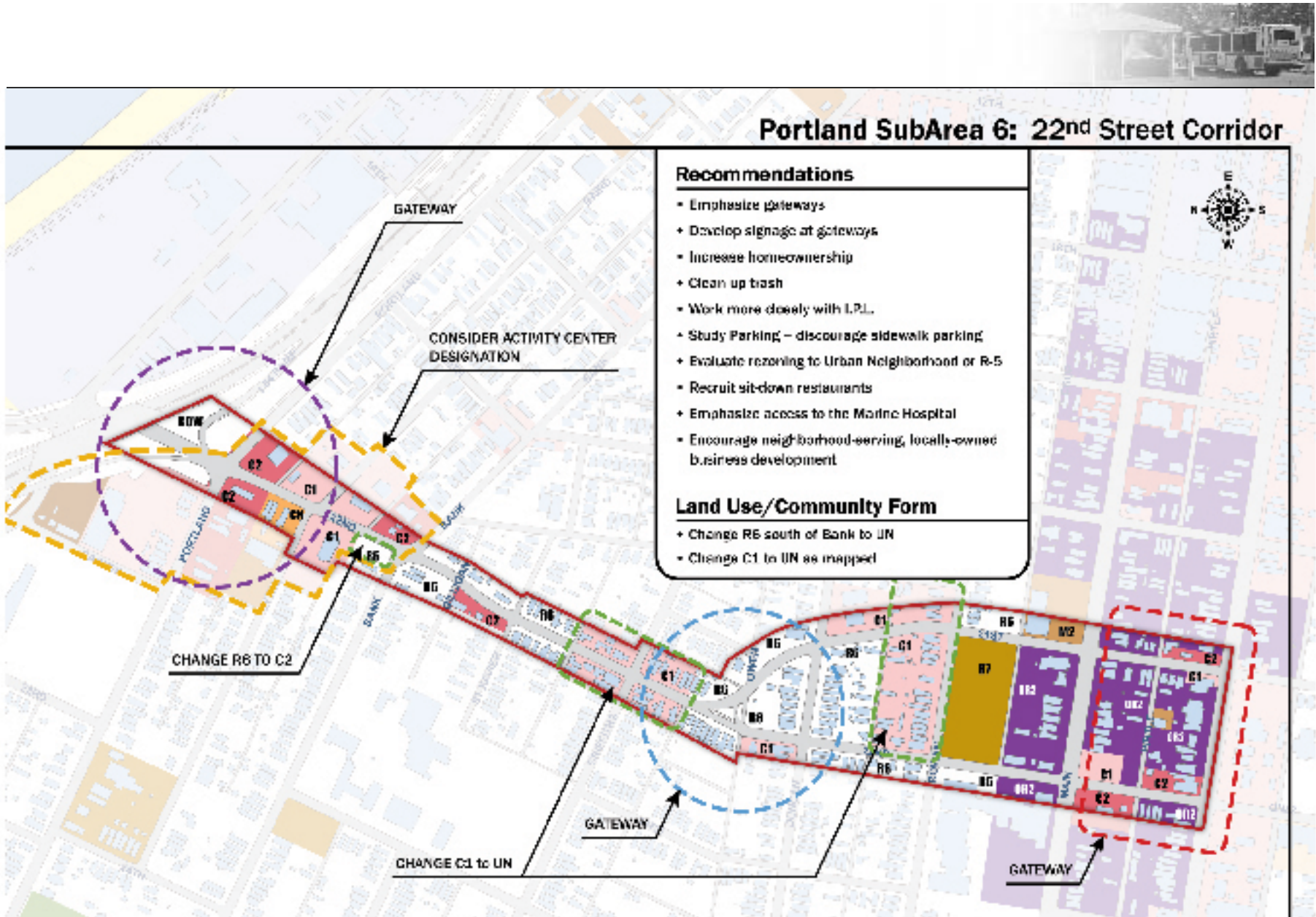
Recommendations

- Coordinate with I.P.L. to eliminate dumping, outdoor storage, junk, absentee landlords
- Analyze zoning for incompatible and inappropriate uses
- Emphasize the Main Street gateway
 - Signage
 - Streetscape plan
- Boone Square
 - Promote corner commercial
 - Invest in housing with park frontage because it can be the nucleus for neighborhood-wide redevelopment
- Encourage heavy investment and rehabilitation along Portland Avenue
- Remove billboards

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- Consider changing R6 to CR at corner commercial opportunities
- Change R6 zoning to UV







Portland SubArea 7: Canal District

Recommendations

- Improve connection and access to the rest of Portland
- Reconnect Portland to the river

Land Use/Community Form

- Consider Planned Development District potential



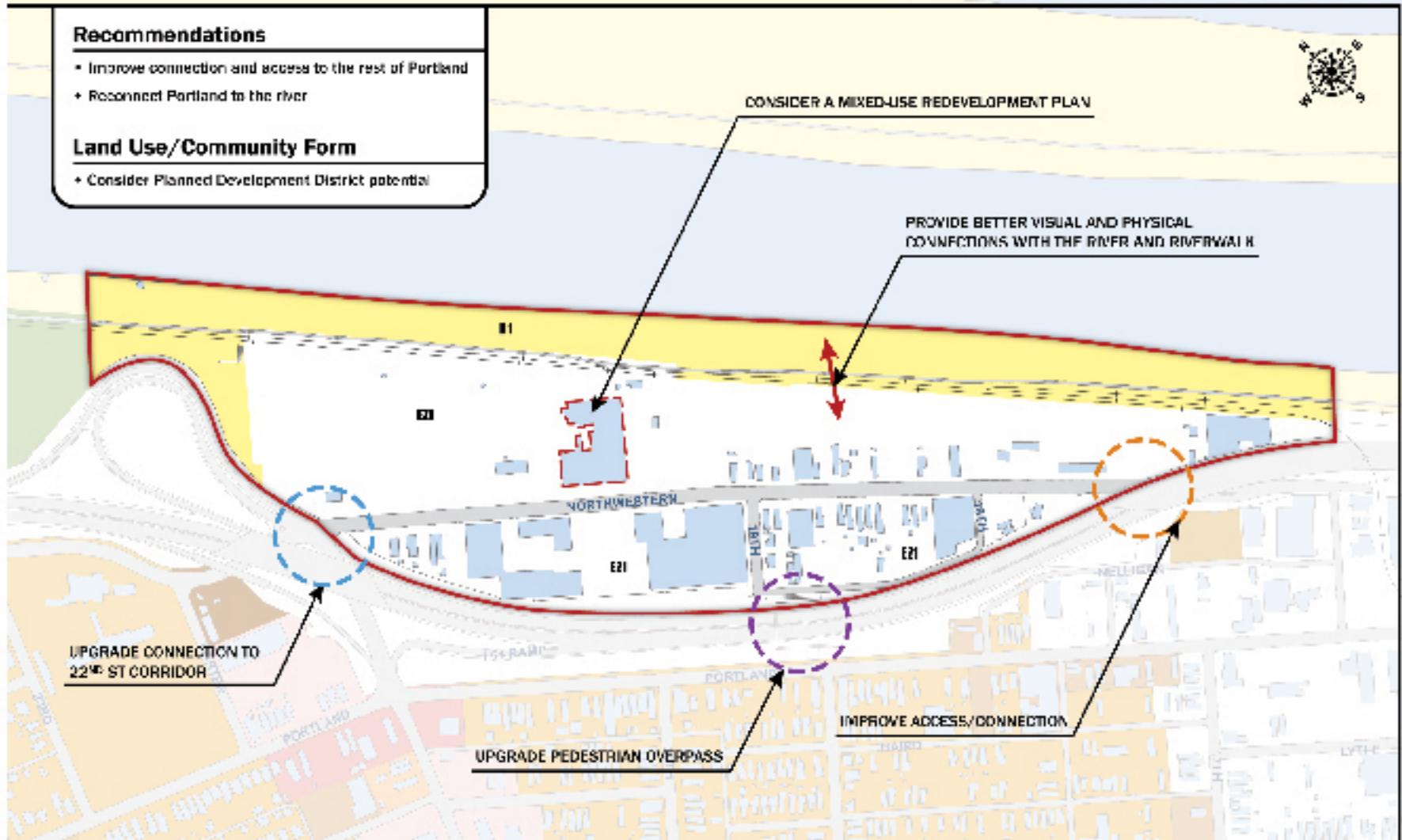
CONSIDER A MIXED-USE REDEVELOPMENT PLAN

PROVIDE BETTER VISUAL AND PHYSICAL CONNECTIONS WITH THE RIVER AND RIVERWALK

UPGRADE CONNECTION TO 22ND ST CORRIDOR

UPGRADE PEDESTRIAN OVERPASS

IMPROVE ACCESS/CONNECTION





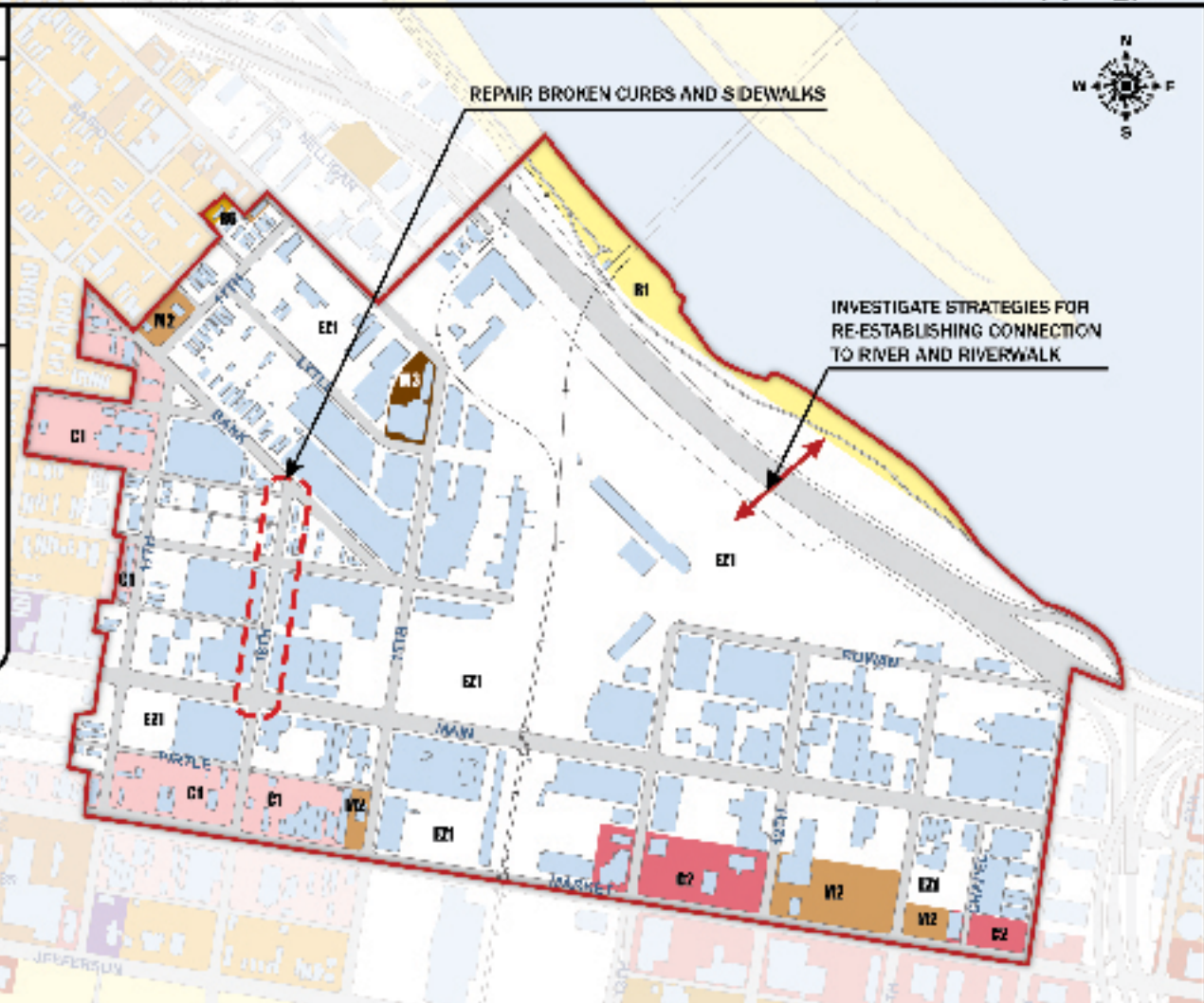
Portland SubArea 8: Shippingport

Recommendations

- Mixed-use
 - Light Industrial
 - Entertainment
 - Commercial
 - Residential - Lofts / Condos
- Repair broken curbs and sidewalks trucks have damaged along 16th Street between Bank and Main

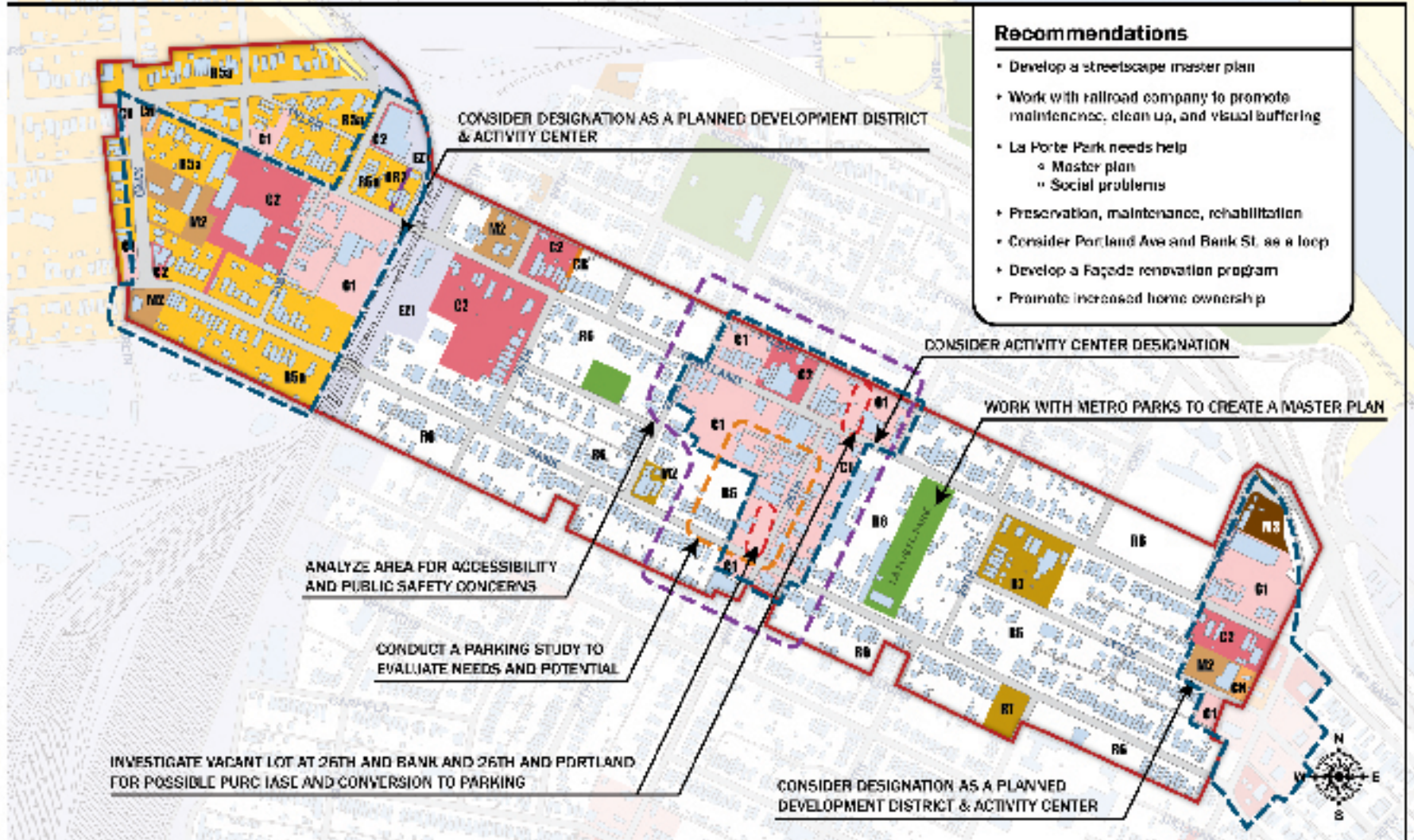
Land Use/Community Form

- Designate Planned Development District
 - Develop design guidelines for area to be a transition zone from Downtown Form District to more residential area of Traditional Neighborhood Form District
- Consider a Residential Conservation District to preserve housing along Rowan, Bank and Lytic
- Investigate Local Preservation District Designation





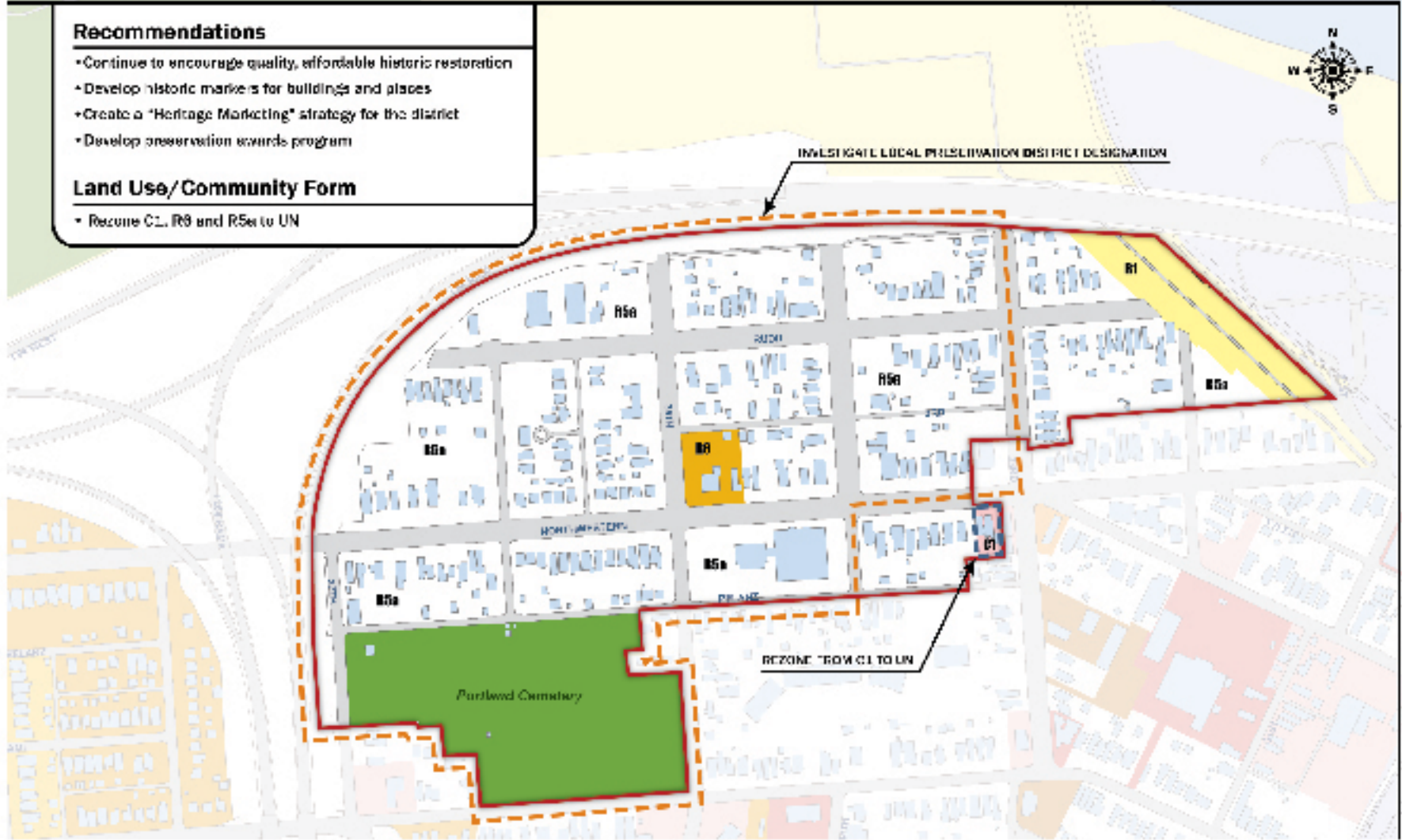
Portland SubArea 9: Portland Avenue Corridor





Portland SubArea 10: Portland National Register Preservation District

- Recommendations**
- Continue to encourage quality, affordable historic restoration
 - Develop historic markers for buildings and places
 - Create a "Heritage Marketing" strategy for the district
 - Develop preservation awards program
- Land Use/Community Form**
- Rezone C1, R8 and R5a to UN

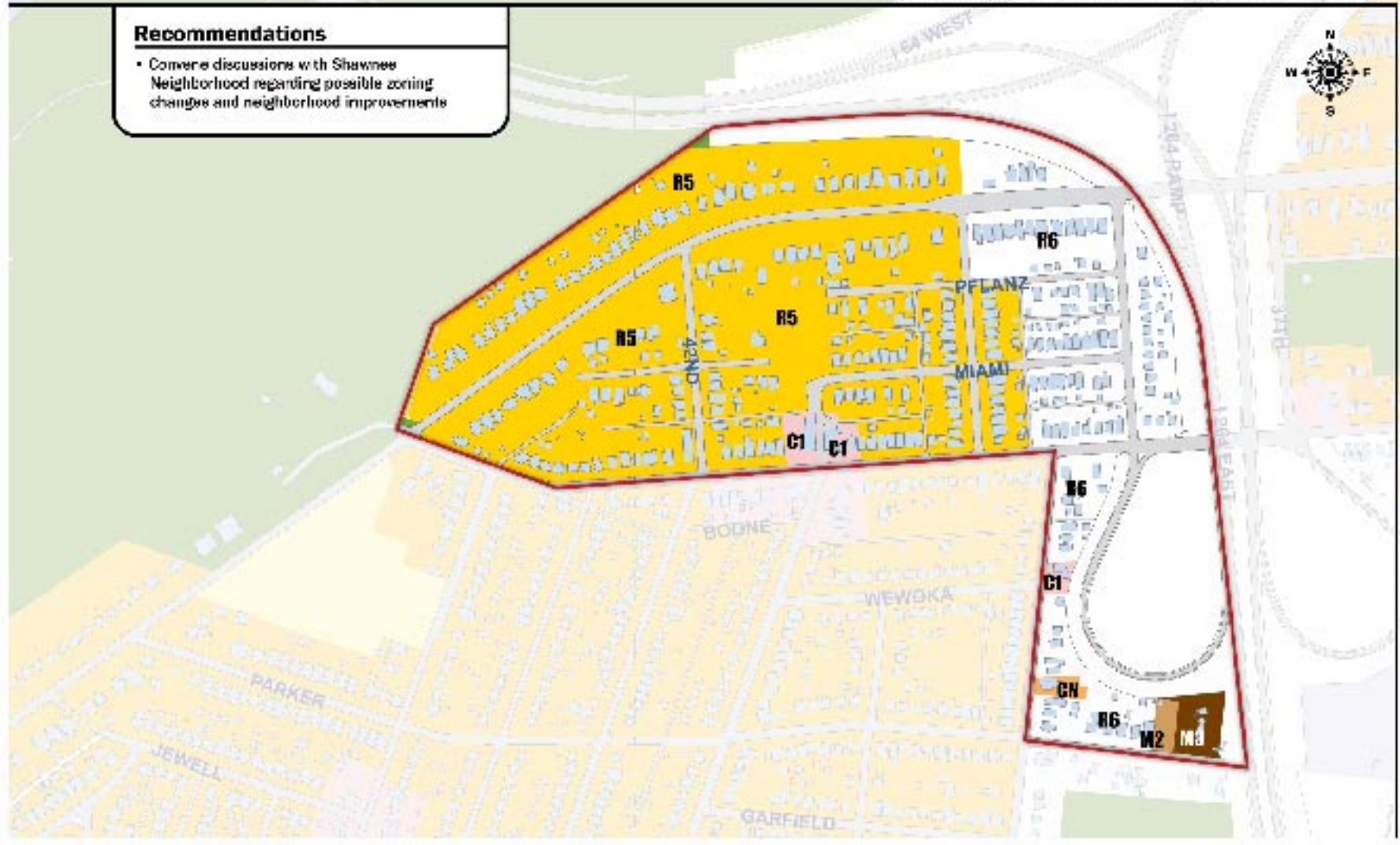




Portland SubArea 11: Far West Alcove

Recommendations

- Convene discussions with Shawnee Neighborhood regarding possible zoning changes and neighborhood improvements





Portland SubArea 12: Industrial Corridor

Recommendations

- Improve sidewalks and streetscape along Bank Street to upgrade gateway from I-64
- Screen and buffer railroad and interstate RWUs
- Repair perimeter wall at Portland Cemetery
- Regularly scheduled and respectfully administered cemetery upkeep

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- Change R5, R5a, and R6 (except Portland Plaza) to UN

