

21st STREET

**RUSSELL
URBAN RENEWAL
MASTER PLAN**

BROADWAY

CONGRESS ALLEY

15th STREET



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October 23, 1991

This document outlines the Master Plan for the development and revitalization of the Russell neighborhood area. Many months and long hours have gone into producing the Russell Neighborhood Urban Renewal Master Plan.

There are many individuals and agencies to thank for their dedication and hard work, among these are the Russell Neighborhood Project Advisory Committee members: Caspella J. Anglin, Margaret L. Bowers, Reverend C. Mackey Daniels, Charles H. Diggs, Lucious E. Green, Betty Hoffman, Frank McNeil, Reverend William Nixon, Woodford Porter, Jr., Alderman Rhonda Richardson, Sam Watkins, Jr., and staff member Tenoeda Evans; Brazley & Brazley, Inc., the Planning Unit of the City of Louisville Department of Housing and Urban Development, Ann Hassett of the Historic Landmarks Commission, the Urban Renewal and Community Development Agency of Louisville, and Yvonne Wilson of the Louisville Central Community Centers, Inc., for her assistance in typing the document.

This Master Plan is an expression of the Russell Community's concept for future development of the neighborhood. The Russell Neighborhood Project Advisory Committee will continue to meet to review proposals and to work on implementing the recommendations contained herein.

Rhonda K. Richardson
Rhonda K. Richardson
Tenth Ward Alderman

- Prepared for the Mayor and Board of Aldermen of the City of Louisville.
- Document prepared September, 1991 by the Russell Urban Renewal Advisory Committee.

RUSSELL URBAN RENEWAL MASTER PLAN

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September, 1991

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INTRODUCTION

The Russell Urban Renewal Project Advisory Committee was constituted by the City of Louisville's Ordinance No. 216, Series 1990 (see Appendix A). The Advisory Committee was assigned the task of creating a Master Plan to be used as a guiding tool to developers and to assist the Mayor, Board of Aldermen and the Urban Renewal Commission in their efforts to revitalize the eastern section of the Russell neighborhood.

The Russell Urban Renewal Advisory Committee, with the assistance of Brazley & Brazley, Inc., prepared this Master Plan to guide the redevelopment of the eastern Russell neighborhood area. The Master Plan includes, but is not limited to, recommendations concerning land use, traffic and utility infrastructure, zoning, landscaping and buffering, and design within the Russell Urban Renewal Project area. The Russell Urban Renewal Project stretches west from 15th Street to 21st Street and from Broadway north to Congress Alley (see map).

CONCEPT OF THE MASTER PLAN

The Master Plan provides design and land use guidelines for the development and revitalization of the Russell Urban Renewal Project through:

- A. The removal of non-conforming uses in the neighborhood.
- B. The provision for adequate recreational facilities.
- C. Policy strategies for achieving neighborhood revitalization and stabilization.

In order to fulfill the above objectives, the Russell Neighborhood Advisory Committee undertook the following activities:

- A. Physical surveys of the neighborhood to become familiar with physical conditions and existing land uses.
- B. Informal interviews and discussions with area residents to gather information pertaining to the way in which they would like their neighborhood to be redeveloped.
- C. Verification of the area's existing transportation system.
- D. Developed infrastructure maps of the project area through consultations with the various utility companies serving the neighborhood and conducting on-site surveys.

- E. Familiarized itself with the needs and desires of area residents as provided by the findings from a market study (Galloway Appraisal, 1991)¹.
- F. Drew from the Russell Neighborhood Plan (Schimpeler-Corradino Associates with the assistance of the Russell Development Corporation, 1981), the Russell Neighborhood Plan, Revised and Updated (Louisville and Jefferson County Planning Commission with the assistance of the Russell Steering Committee, 1984) and the 1990 Russell Urban Renewal Plan (Anderson/SCA, 1990) for information and assistance in reaching its conclusions and recommendations.

This Master Plan Report is divided into two sections. The first part describes existing land uses in the project area, detailing the extent of the various land uses, the condition of existing buildings, and the adequacy of community facilities. The second part presents land use proposals for the project area. This section includes policy recommendations for the successful revitalization of the East Russell neighborhood.

¹ Galloway Appraisal, 1991. Russell Housing Market Study, Prepared for the City of Louisville Urban Renewal and Community Development Agency.

PART ONE: EXISTING LAND USE IN THE PROJECT AREA

The Russell Urban Renewal Project includes a land area of about 136 acres (excluding the road network). The area exhibits symptoms of uncoordinated development, with commercial and industrial uses encroaching on residential land. About a third (45.2 acres) of the land area in the neighborhood is vacant (Table 1). Of the 91.2 acres of occupied land, a small majority (51.8%) is devoted to residential uses. The Final Report of the Russell Urban Renewal Plan (Anderson/SCA, 1990) identified 306 buildings, or 52 percent of all buildings in the project area, as needing significant repairs or having major non-correctable defects.

TABLE 1

LAND USES IN PROJECT AREA

| LAND USE | ACRES | % OF TOTAL |
|---------------------|-------|------------|
| RESIDENTIAL | 45.7 | 33.5 |
| COMMERCIAL/RES. | 1.5 | 1.1 |
| COMMERCIAL | 8.6 | 6.3 |
| RELIGIOUS | 6.9 | 5.1 |
| PROFESSIONAL OFFICE | 4.0 | 2.9 |
| PARKS/CEMETERY | 12.7 | 9.3 |
| SCHOOL | 2.2 | 1.6 |
| INDUSTRIAL | 0.8 | 0.6 |
| PARKING | 8.8 | 6.5 |
| VACANT | 45.2 | 33.1 |
| TOTAL | 136.4 | 100.0 |

SOURCE:- Adapted from Anderson/SCA, 1990: 48

OBSERVED PROBLEM AREAS

PARKS AND OPEN SPACE: Sheppard Park (1.9 acres) and Muhammad Ali park (.9 acres) are the only major active recreational parks in the project area. Much of the remaining 9.9 acres of public and semi-public areas in the neighborhood belong to churches and other religious organizations. Western Cemetery, though large, is not well-maintained and is no longer active. The neighborhood also lacks adequate landscaping in residential areas and along street fronts.

COMMERCIAL DEVELOPMENT: Commercial activity is scattered throughout the neighborhood. These vary in nature from grocery stores to bars and liquor establishments.

Some incompatible commercial uses in the area are high traffic generators and too often pose traffic hazards for the neighborhood.

RELIGIOUS LAND USE: Churches have some of the most sound and well-maintained structures in the project area. Lack of adequate off-street parking is a problem.

TRANSPORTATION: Major thoroughfares and residential streets in the neighborhood are well-maintained and meet the standards for residential areas. However, several alleys in the project area are either too narrow or are not maintained. Though the neighborhood is served well by bus routes, it lacks adequate shelters and resting places for bus riders. Streets and alleys are overpaved and sidewalks and curbs need rebuilding.

UTILITIES: The project area is served by a sewer system, electrical service, water, gas service, and telephone service. None of the utility companies interviewed had any plans to change or expand facilities in the area. The dimensions of the various utilities in the neighborhood are provided in Table 2.

TABLE 2

DIMENSIONS OF UTILITY SERVICES IN PROJECT AREA

| | |
|--------------------|---|
| A) WATER MAINS | 8-24 INCH DIAM. MAINS |
| B) GAS | LOW PRESSURE MAINS (2" DIAM.) MEDIUM PRESSURE MAINS (4" DIAM.) HIGH PRESSURE MAINS (8" DIAM.) |
| C) ELECTRICITY | 110-138,000 volts |
| D) TELEPHONE LINES | OVERHEAD LINES UNDERGROUND LINES |

PART TWO: LAND USE PROPOSALS

The land use proposals for the neighborhood are twofold: those involving spatial and/or physical changes to land use and those that require a policy change and/or enforcement.

RECOMMENDED SPATIAL CHANGES

A. DESIRED METHOD OF RESIDENTIAL REDEVELOPMENT

The Project Advisory Committee encourages the construction of single-family owner-occupied housing. Common open space and off-street parking should be provided in larger development projects. All new development projects should be designed to be compatible with and sympathetic to the existing neighborhood. Future development activity should be planned in accordance with the Russell Urban Renewal Master Plan and should provide ample opportunity for citizen review of development proposals.

B. COMMERCIAL LAND USE

Existing and future commercial establishments should be compatible with residential neighborhoods (food & drug stores, cleaners, banks, barber shops, beauty salons, etc.). The intrusion of incompatible commercial uses such as liquor establishments, auto repair shops, and light industry in the area is not healthy for neighborhood revitalization and development. All incompatible commercial activities in the Urban Renewal Project area should be encouraged to relocate to areas along Broadway and Market Street. The city should aggressively restrict the development of new liquor stores and bars in the project area. Industries should be encouraged to relocate to Station Park or in other nearby areas that are properly zoned for such use.

Adequate buffers should be provided to screen residential areas from the noise and traffic that will result from increased commercial development.

C. PUBLIC OPEN SPACE

The Project Advisory Committee proposes the creation of a park (40,692.4 sq. ft.) at the southeast corner of 19th and Madison Streets (Figure 2). This new park should be well-furnished for active family recreation. Additionally, Muhammad Ali Park and Sheppard Park should be further improved to provide safe and attractive play areas for the neighborhood's children. The Committee further recommends that Western Cemetery, no longer an active burial ground, be improved as an open green space and passive recreation area. Any new development of Western Cemetery must be mindful of the area's history and respectful of those interred within its borders.

D. TRANSPORTATION PROPOSALS

Existing conditions of and recommended improvements to the area's transportation system are illustrated in Table 3 and Figure 7. The following transportation proposals are recommended:

1. Though the area is well served by its major road network, several alleys are poorly maintained. Where practical, alleys should be improved to allow rear access to lots or driveways for private parking areas, refuse collection, and public and emergency vehicles.

2. The synchronized traffic lighting system along Muhammad Ali Boulevard and Chestnut Street allows high-speed traffic on these routes. This traffic should be encouraged to move to Broadway and the expressway by establishing a non-synchronized traffic lighting system.
3. 15th Street should be designated as a two-way traffic route, and 16th Street should be closed between Cedar and Jefferson Streets. These actions will serve to relocate truck and other commercial traffic from residential areas.

TABLE 3

STREET SIZE AND CONDITION

| STREET | NO. OF LANES | COMMENTS |
|----------------------------|--------------|---|
| 15th Street | 4 | Improve signage and allow two-way traffic |
| 16th Street | 4 | Closure at Western Cemetery |
| 17th Street | 4 | |
| 18th Street | 4 | Regulate on-street parking |
| 19th Street | 4 | Improve signage |
| 20th Street | 4 | |
| 21st Street | 4 | |
| Congress Alley | 1 | Improve for lot access |
| Jefferson | 6 | |
| Liberty | 1.5 | |
| Green Alley | 1 | Improve for lot access |
| Cedar | 4 | |
| Eddy Alley | 1 | Improve for lot access |
| Muhammad Ali | 4 | Regulate traffic flow |
| Stone Alley | 1 | Improve for lot access |
| Madison | 4 | Regulate on street parking |
| Alley #160 (Madison Alley) | 1 | Improve for lot access |
| Chestnut | 4 | Regulate traffic flow |
| Plymouth/Read | 1 | Improve for lot access |
| Magazine | 4 | |
| Esquire | 1 | Improve for lot access |
| Broadway | 6 | Regulate traffic from 18th St. and restrict parking along Broadway. |

4. Improve transportation signage. Areas such as Jefferson and 15th Streets and Magazine and 15th Streets require improved traffic signage to enhance the safety of drivers and pedestrians. Traffic signals should be put in place to warn drivers of the potential dangers of vehicular and pedestrian traffic in these areas.

greater stability for the project area. Housing development projects should include the maximum level of owner-occupied units that can be achieved because homeowners are more likely to keep their homes in good condition and be involved in neighborhood improvement efforts.

Rehabilitation of structures in the Historic District is especially important for the Russell area neighborhood (see Appendix "B") and should be encouraged. As a last resort, demolition should be sought for structures that cannot be rehabilitated due to financial or physical constraints.

C. RE-USE OF DETERIORATING AND/OR VACANT COMMERCIAL STRUCTURES IN THE URBAN RENEWAL AREA

Although the focus of the Urban renewal Project is primarily residential in nature, we recognize that the need for viable neighborhood businesses is important. Direct contact of building owners is recommended to achieve improvements to commercial properties. Increased enforcement of ordinances prohibiting litter and weeds should also be stressed. These actions should be effective in getting properties cleaned up.

Transfer of ownership for rehabilitation and re-use is preferable, but in some instances demolition and re-use of the site may be the only viable approach. The corner commercial buildings are significant elements in the Russell Historic District (see Appendix "B") and should be preserved if possible.

D. SANITATION AND BEAUTIFICATION

The following actions are recommended to improve the neighborhood's visual environment and image:

1. The cutting and cleaning program to keep vacant lots cut and free of trash should be enhanced.
2. Create merchant's groups to improve signage and clean up shopping areas.
3. Screening of existing parking lots, service areas and non-residential structures (fences and shrubs to hide these uses) should be required.
4. The formation of neighborhood organizations and church groups to sponsor neighborhood improvement programs.

The weed and litter problems can be addressed through volunteer clean-up efforts and enforcement of existing regulations. Other recommendations will depend upon voluntary measures by property owners. A merchants association may be an essential part of achieving these improvements. Churches should also participate in the parking lot screening program.

TABLE 4

RUSSELL URBAN RENEWAL REQUIREMENTS

| | |
|---|------|
| Total acres | 136 |
| Maximum number of acres allowed for multi-family (30% allowed by ordinance) | 40 |
| Maximum number of multi-family units allowed in Russell Urban Renewal Area (17.46/acre under current zoning) | 714 |
| Current number of multi-family units in the Russell Urban Renewal Area (based on exterior inspection) | 112 |
| Maximum number of additional multi-family units allowed in the Russell Urban Renewal Area | 602 |
| <hr/> | |
| Total acres to be acquired in the area | 80 |
| Maximum number of acres allowed for multi-family (30% allowed by ordinance) | 24 |
| Maximum number of multi-family units (17.46/acre) | 419 |
| <hr/> | |
| Estimated contiguous parcels to be acquired for multi-family development | 66 |
| Maximum number of acres allowed for multi-family (30% allowed by ordinance) | 19 |
| Maximum number of new construction multi-family units that could be developed in area | 345* |
| <hr/> | |

*HUD estimates 300 units to be developed as multi-family.

E. PARK AND RECREATION FACILITIES

Non-conforming businesses located in the vicinity of Muhammad Ali Park should be encouraged to relocate out of the residential core. Summer recreation programs should be developed in all project area parks and made available to area residents. In addition, structured recreational programs such as sport leagues should be developed for all parks where appropriate.

F. TRUCKS AND HIGH TRAFFIC VOLUMES IN THE PROJECT AREA

Prohibition of through truck traffic is endorsed for the Urban Renewal Project area. This action would limit trucks without an origin or destination in the area to the fringe of the residential core. Houses along 21st Street, a major artery that is part of the State highway system, would be the only residential area not protected by this approach. The effectiveness of this policy depends upon the City's ability to enforce truck prohibitions.

G. LANDSCAPING AND BUFFERS

Landscaping and buffers shall be used to improve the appearance of vehicular use areas (VUAs)* and property abutting public rights-of-way. Buffering/screening is required between incompatible land uses. Landscaping and buffers shall protect, preserve and promote the aesthetic appeal, character and value of the project area; promote public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, and artificial light glare as well as add to the community's natural resources and break up large areas of impervious surface.

SITES AFFECTED:

A. NEW SITES

Any new site developments, buildings or structures, or vehicular use areas should have appropriate landscaping.

B. EXISTING SITES

All buildings, structures, or vehicular use areas should have appropriate landscaping.

C. LANDSCAPING FOR SERVICE AREA

All free-standing service structures should be fully screened. Service structures shall include propane tanks, dumpsters, air conditioning units and condensers, electrical transformers and other equipment or elements providing service to a building or a site.

*A vehicular use area (VUA) is any open or unenclosed area used by five or more of any type of vehicle, whether moving or at rest, including, but not limited to, parking lots, loading and unloading areas, and service areas. Driveways may be considered to be vehicular use areas depending on their impact on adjacent residential uses.

1. Location of Screening - A continuous planting, hedge, fence, or wall, shall enclose any service structure on all sides unless such structure must be frequently serviced or moved, in which case screening on all but one (1) side is required. The average height of the screening material shall be one (1) foot more than the height of the enclosed structure, but shall not be required to exceed eight (8) feet in height.
2. Consult with the Louisville Planning Commission and the Advisory Council on Historic Preservation for amounts of landscaping needed as well as type of landscaping required.

CONCLUSION:

The Russell Urban Renewal Advisory Committee presents recommendations and criteria for future land use development, transportation and utility infrastructure improvement in the Urban Renewal Project area. The Plan consists of a set of guidelines and maps showing land use, utility and transportation recommendations (figures 2, 3, and 5). The guidelines contain the land use, utility and transportation recommendations for the Urban Renewal Project area; the maps serve to illustrate some of the guidelines and define areas for which recommendations are made. The Urban Renewal Master Plan is an application of the goals and policies contained in the Russell neighborhood comprehensive plan. The Russell Urban Renewal Master Plan is not as such a site specific guideline as much as it is recommendation of the intent of the project area for future development.

Guidelines and Recommendations

1. The construction of single family detached housing compatible with the existing neighborhood is to be encouraged.
2. Existing and future commercial establishments should be compatible and conducive to the existing residential neighborhoods.
3. All non-compatible commercial developments in the Urban Renewal Project area should be encouraged to relocate.
4. The City should aggressively restrict the development of any new liquor stores and bars in the Russell Urban Renewal Project area.
5. Existing alleys in the Russell Urban Renewal Project area should be improved to allow access to private parking areas, refuse collections, and emergency and public vehicles.
6. All streets, curbs, and sidewalks in the Urban Renewal Project area should be rebuilt. Improved lighting should be included.
7. The through traffic on Muhammad Ali Boulevard and Chestnut Street should be regulated through a non-synchronized traffic lighting system.
8. 15th and 16th Streets should be designated as two-way traffic routes and 16th Street should be closed between Jefferson and Cedar Streets.
9. The City of Louisville should improve the transportation signage in the Urban Renewal Project Area.
10. TARC should provide bus shelters and benches to adequately serve their riders in the project area.
11. On-street parking at major intersections should be restricted.

12. The Louisville Water Company should survey the number of fire hydrants from 19th Street to the east, 20th Street to the west, and from Magazine Street to Muhammad Ali Boulevard and meet minimum requirements if needed.
13. Existing industries should be relocated from the residential core of the Urban Renewal Project area to more appropriate locations.
14. The continued use of corner commercial structures is endorsed.
15. The City of Louisville should create financial programs to encourage small investors to rehabilitate property and home owner improvements.
16. The industrial structures on the northeast corner of 18th and Muhammad Ali Boulevard should be rehabilitated to mixed use development.
17. Church, merchant and residential groups and neighborhood organizations should be organized for the purpose of grass and weed cutting, litter removal and beautification of the project area.
18. An active park should be created at the southeast corner of 19th and Madison Street (see figure 2).
19. Existing parks in the Russell Urban Renewal Project area should be refurbished with playground equipment and landscaping; also sports and summer recreation programs should be made available to local residents.
20. The prohibition of through truck traffic is endorsed for the Urban Renewal Project area.
21. All new construction shall have adequate landscaping and service areas shall be buffered.
22. New land uses should be developed as per the proposed land use map (figure 2).
23. Western Cemetery should be landscaped and turned into a passive recreational park.

LIST OF FIGURES

FIGURE 1 - EXISTING LAND USE

FIGURE 2 - PROPOSED LAND USE

FIGURE 3 - PROPOSED ZONING

FIGURE 4 - GAS AND ELECTRICAL SERVICES INVENTORY

FIGURE 5 - WATER AND SEWER INVENTORY

FIGURE 6 - TELEPHONE SERVICE INVENTORY

FIGURE 7 - TRANSPORTATION SYSTEM INVENTORY

LEGEND

- URBAN RENEWAL AREA BOUNDARY
- A SOUND STRUCTURE
- B MINOR REPAIRS
- I SIGNIFICANT REPAIRS
- MA MAJOR DEFICIENCIES
- MAJOR DEFECTS NOT CORRECTABLE
- P PARKING
- V VACANT

RESIDENTIAL

- [Pattern] SINGLE FAMILY
- [Pattern] TWO FAMILY
- [Pattern] 3 & 4 FAMILY
- [Pattern] MULTI-FAMILY
- [Pattern] HOTEL

BUSINESS & COMMERCIAL

- [Pattern] LOCAL BUSINESS
- [Pattern] OFFICE/BANK
- [Pattern] GENERAL BUSINESS

INDUSTRIAL

- [Pattern] LIGHT INDUSTRY
- [Pattern] RAILROAD/UTILITY
- [Pattern] HEAVY INDUSTRY

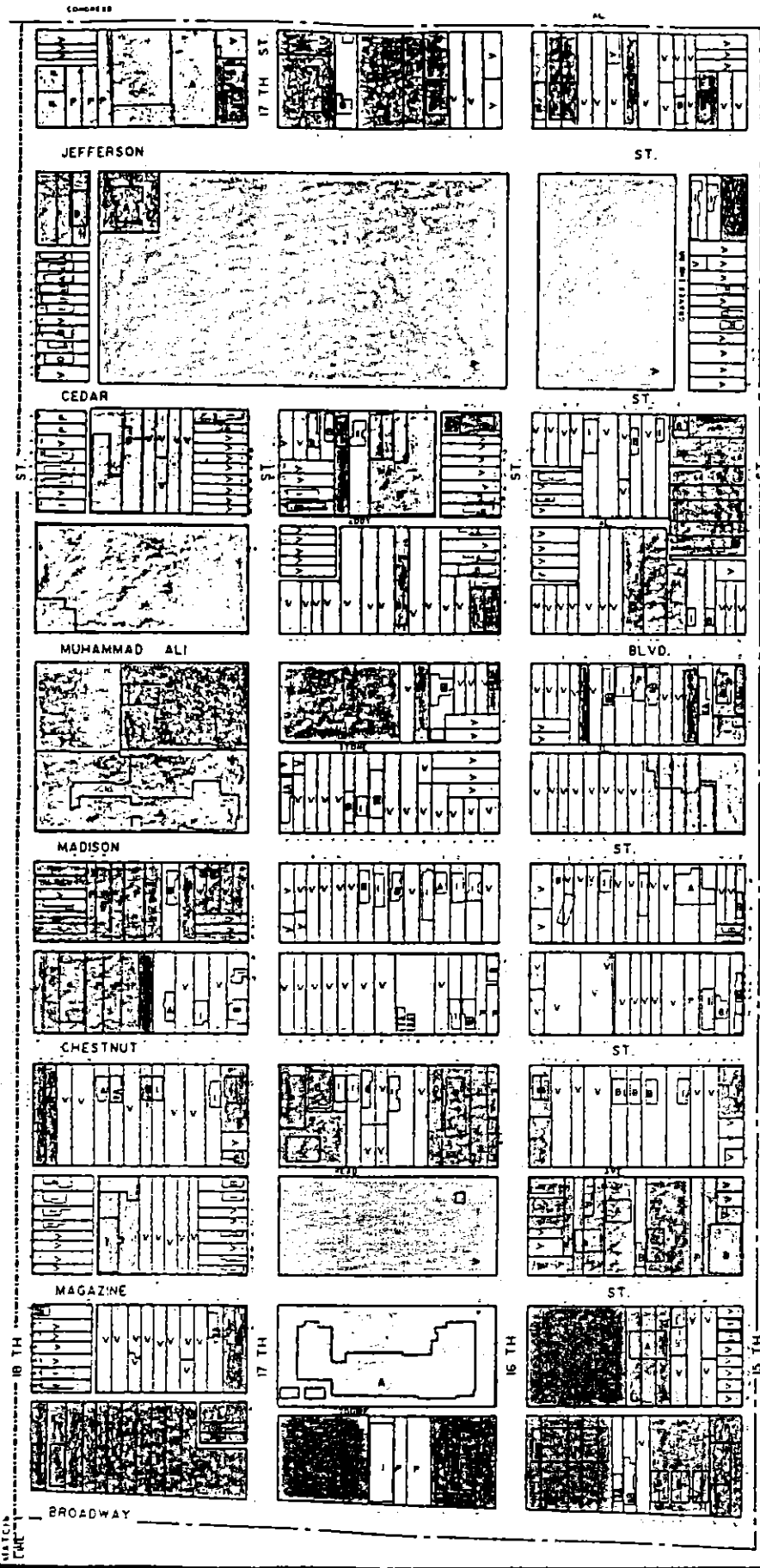
PUBLIC

- [Pattern] PARK
- [Pattern] PUBLIC SCHOOL
- [Pattern] PUBLIC BUILDING

QUASI-PUBLIC

- [Pattern] CHURCH
- [Pattern] BUILDING/INSTITUTION
- [Pattern] CEMETERY

EXISTING LAND USE EAST SECTION



LEGEND

- URBAN RENEWAL AREA BOUNDARY
- ▲ SCUND STRUCTURE
- MINOR REPAIRS
- I SIGNIFICANT REPAIRS
- ▲ MAJOR DEFICIENCIES
- MAJOR DEFECTS NOT CORRECTABLE
- P PARKING
- V VACANT

RESIDENTIAL

- [Pattern] SINGLE FAMILY
- [Pattern] TWO FAMILY
- [Pattern] 3 & 4 FAMILY
- [Pattern] MULTI-FAMILY
- [Pattern] HOTEL

BUSINESS & COMMERCIAL

- [Pattern] LOCAL BUSINESS
- [Pattern] OFFICE/BANK
- [Pattern] GENERAL BUSINESS

INDUSTRIAL

- [Pattern] LIGHT INDUSTRY
- [Pattern] RAILROAD-UTILITY
- [Pattern] HEAVY INDUSTRY

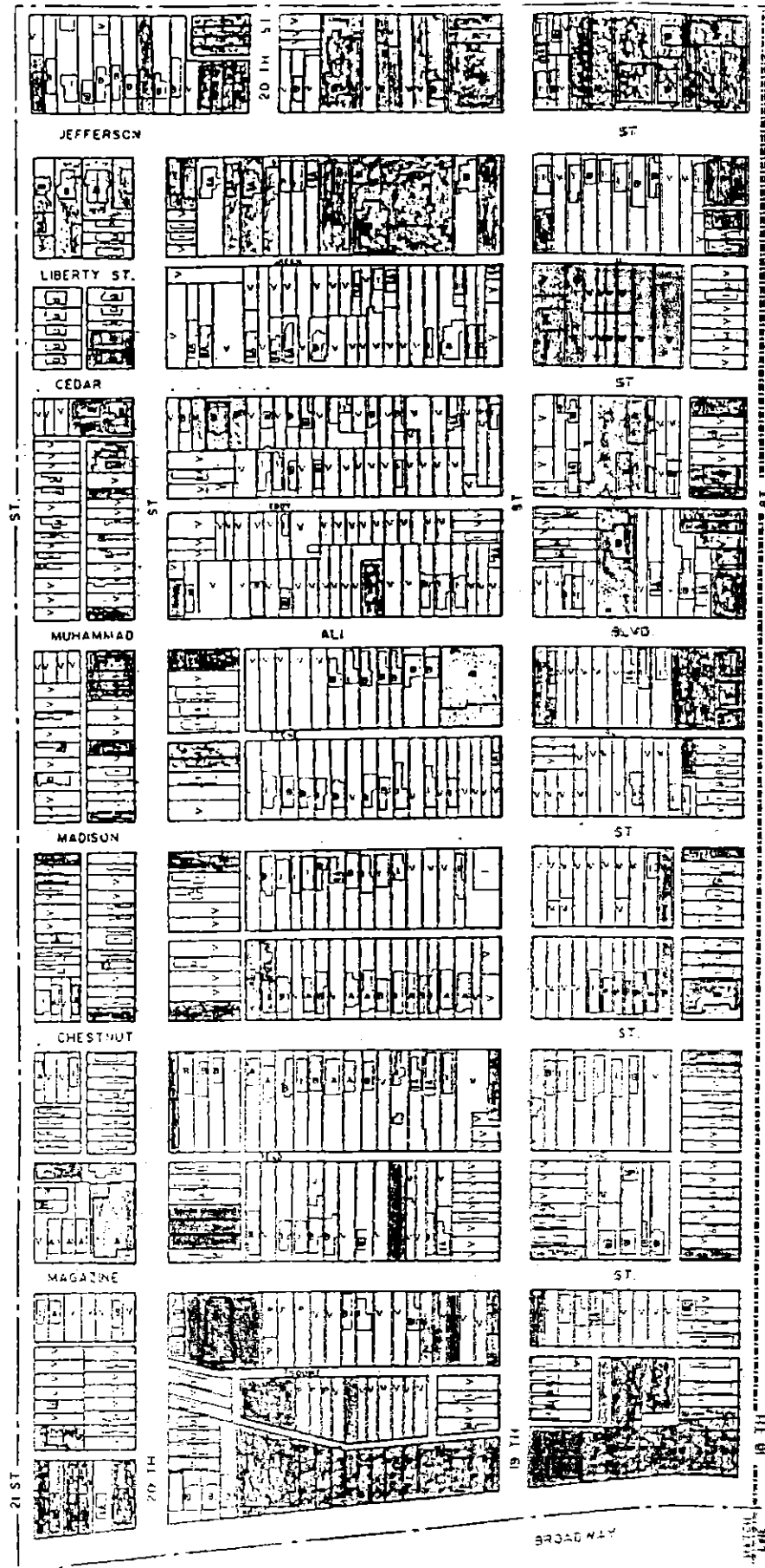
PUBLIC

- [Pattern] PARK
- [Pattern] PUBLIC SCHOOL
- [Pattern] PUBLIC BUILDING

QUASI-PUBLIC

- [Pattern] CHURCH
- [Pattern] BUILDING INSTITUTION
- [Pattern] CEMETERY

EXISTING LAND USE WEST SECTION



LEGEND

- URBAN RENEWAL AREA BOUNDARY
- A SOUND STRUCTURE
- B MINOR REPAIRS
- I SIGNIFICANT REPAIRS
- IA MAJOR DEFICIENCIES
- MA MAJOR DEFECTS NOT CORRECTABLE
- P PARKING
- V VACANT

RESIDENTIAL

- [Pattern] SINGLE FAMILY
- [Pattern] TWO FAMILY
- [Pattern] 3 & 4 FAMILY
- [Pattern] MULTI-FAMILY
- [Pattern] HOTEL

BUSINESS & COMMERCIAL

- [Pattern] LOCAL BUSINESS
- [Pattern] OFFICE/BANK
- [Pattern] GENERAL BUSINESS

INDUSTRIAL

- [Pattern] LIGHT INDUSTRY
- [Pattern] RAILROAD/UTILITY
- [Pattern] HEAVY INDUSTRY

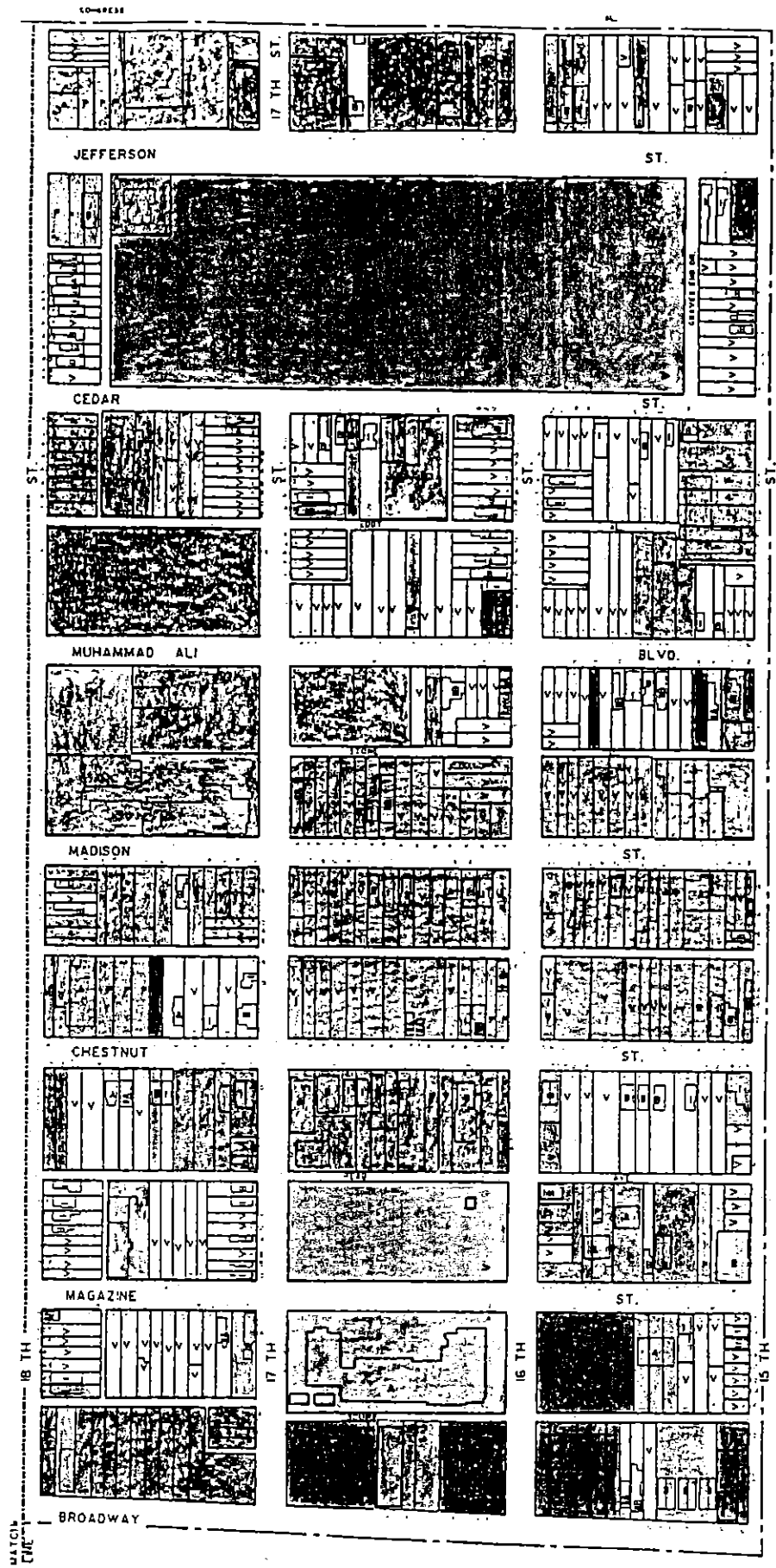
PUBLIC

- [Pattern] PARK
- [Pattern] PUBLIC SCHOOL
- [Pattern] PUBLIC BUILDING

QUASI-PUBLIC

- [Pattern] CHURCH
- [Pattern] BUILDING/INSTITUTION
- [Pattern] CEMETERY

**RECOMMENDED
LAND USE
EAST SECTION**



LEGEND

- URBAN RENEWAL AREA BOUNDARY
- A SOUND STRUCTURE
- B MINOR REPAIRS
- I SIGNIFICANT REPAIRS
- L MAJOR DEFICIENCIES
- M MAJOR DEFECTS NOT CORRECTABLE
- P PARKING
- V VACANT

RESIDENTIAL

- [Pattern] SINGLE FAMILY
- [Pattern] TWO FAMILY
- [Pattern] 3 & 4 FAMILY
- [Pattern] MULTI-FAMILY
- [Pattern] HOTEL

BUSINESS & COMMERCIAL

- [Pattern] LOCAL BUSINESS
- [Pattern] OFFICE/BANK
- [Pattern] GENERAL BUSINESS

INDUSTRIAL

- [Pattern] LIGHT INDUSTRY
- [Pattern] RAILROAD/UTILITY
- [Pattern] HEAVY INDUSTRY

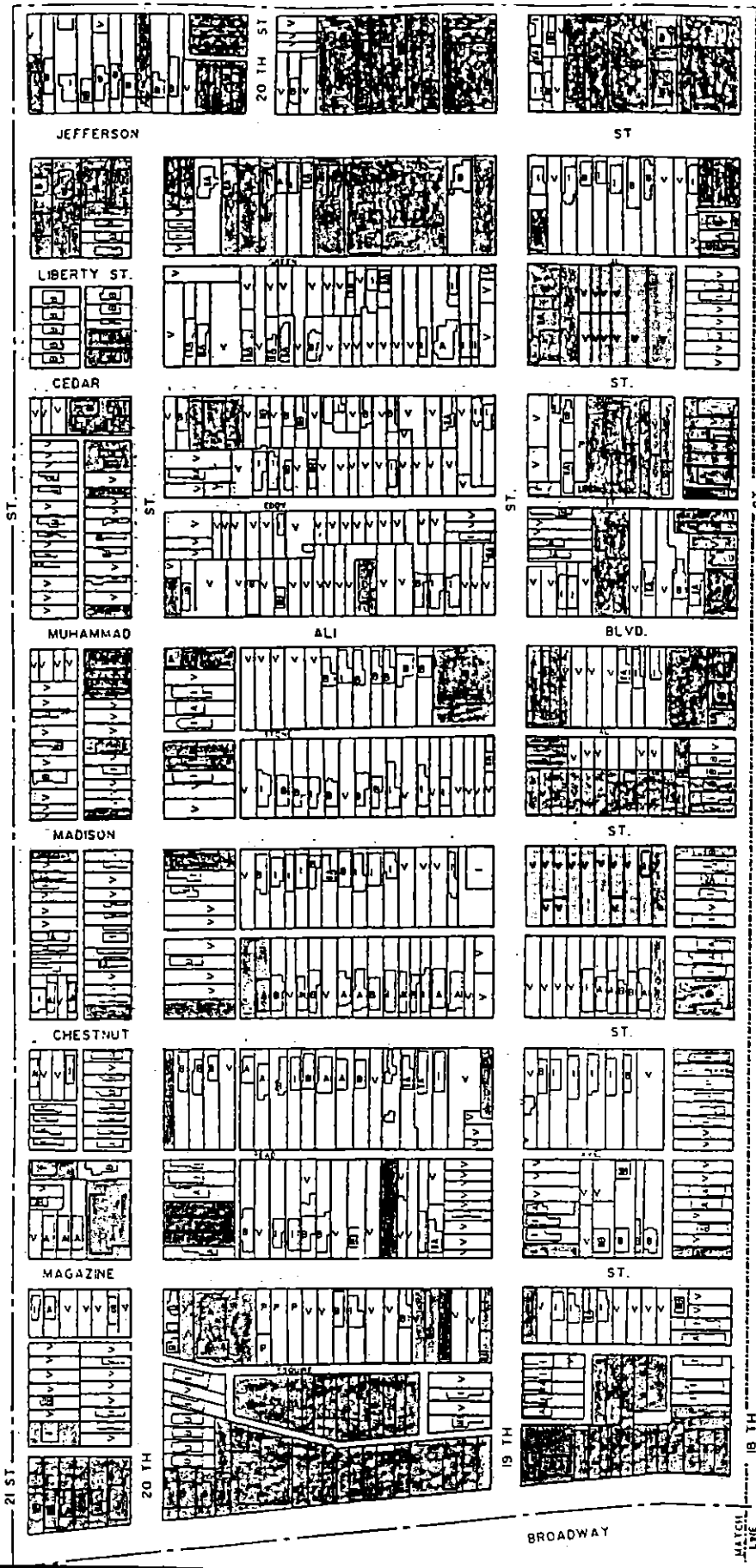
PUBLIC

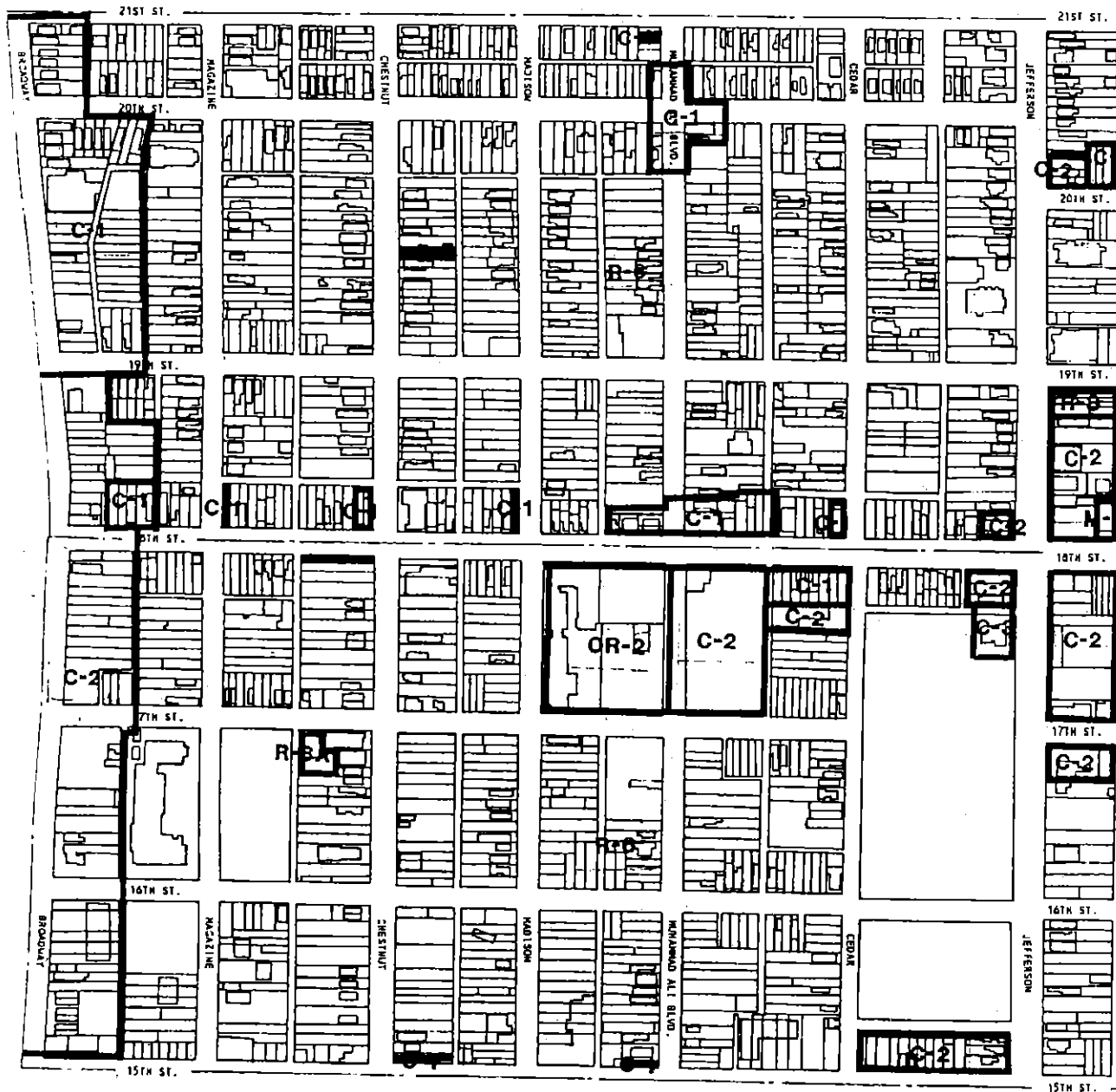
- [Pattern] PARK
- [Pattern] PUBLIC SCHOOL
- [Pattern] PUBLIC BUILDING

QUASI-PUBLIC

- [Pattern] CHURCH
- [Pattern] BUILDING/INSTITUTION
- [Pattern] CEMETERY

RECOMMENDED LAND USE WEST SECTION



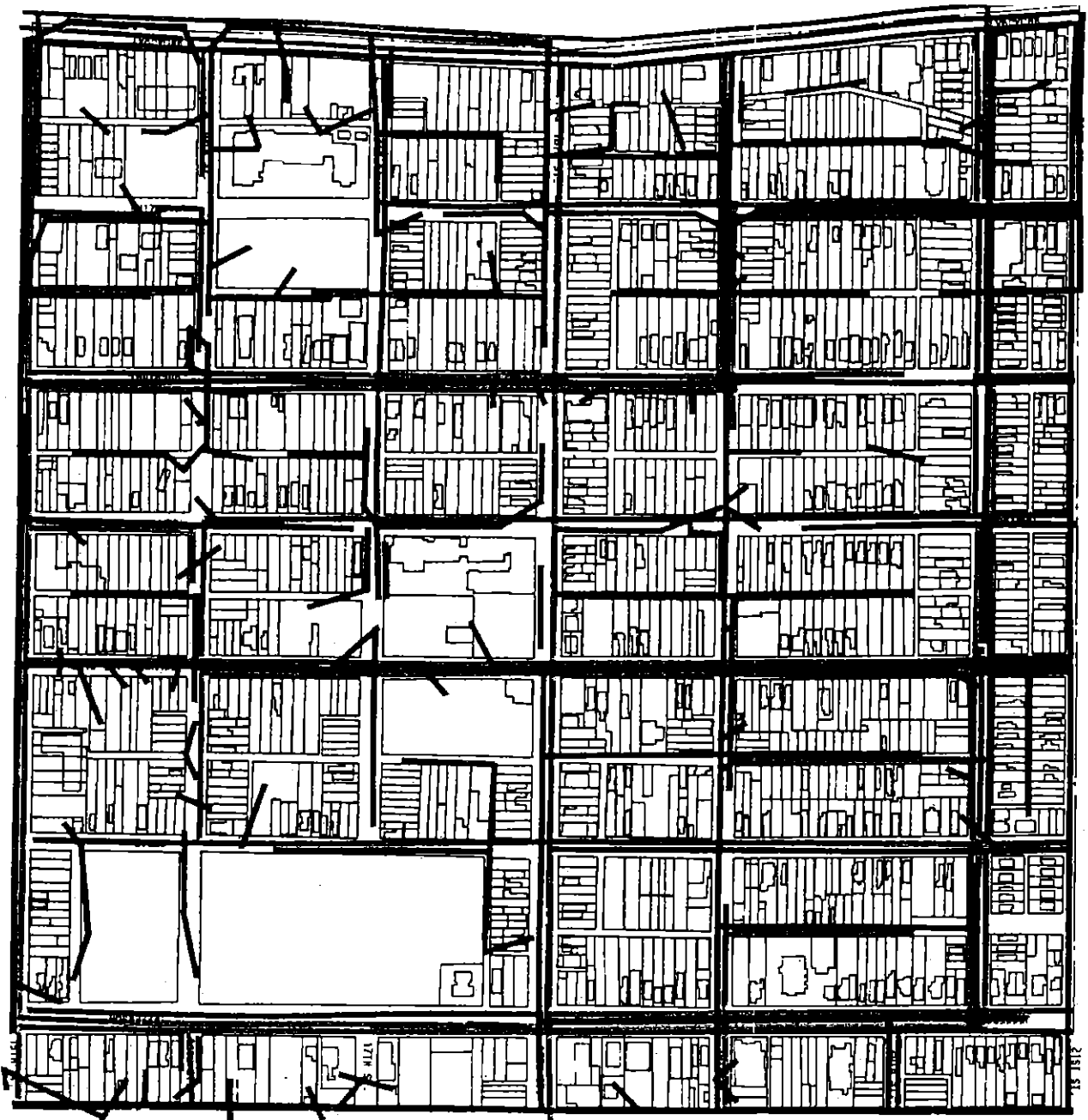


**RUSSELL URBAN RENEWAL
MASTER PLAN**

LEGEND




- C-1** Commercial
- C-2** Commercial
- C-3** Commercial
- R-6** Residential
- R-7** Residential
- R-8** Residential
- R-8A** Residential Apartments
- M-2** Industrial
- OR-2** Office/Residential

Proposed Zoning Map



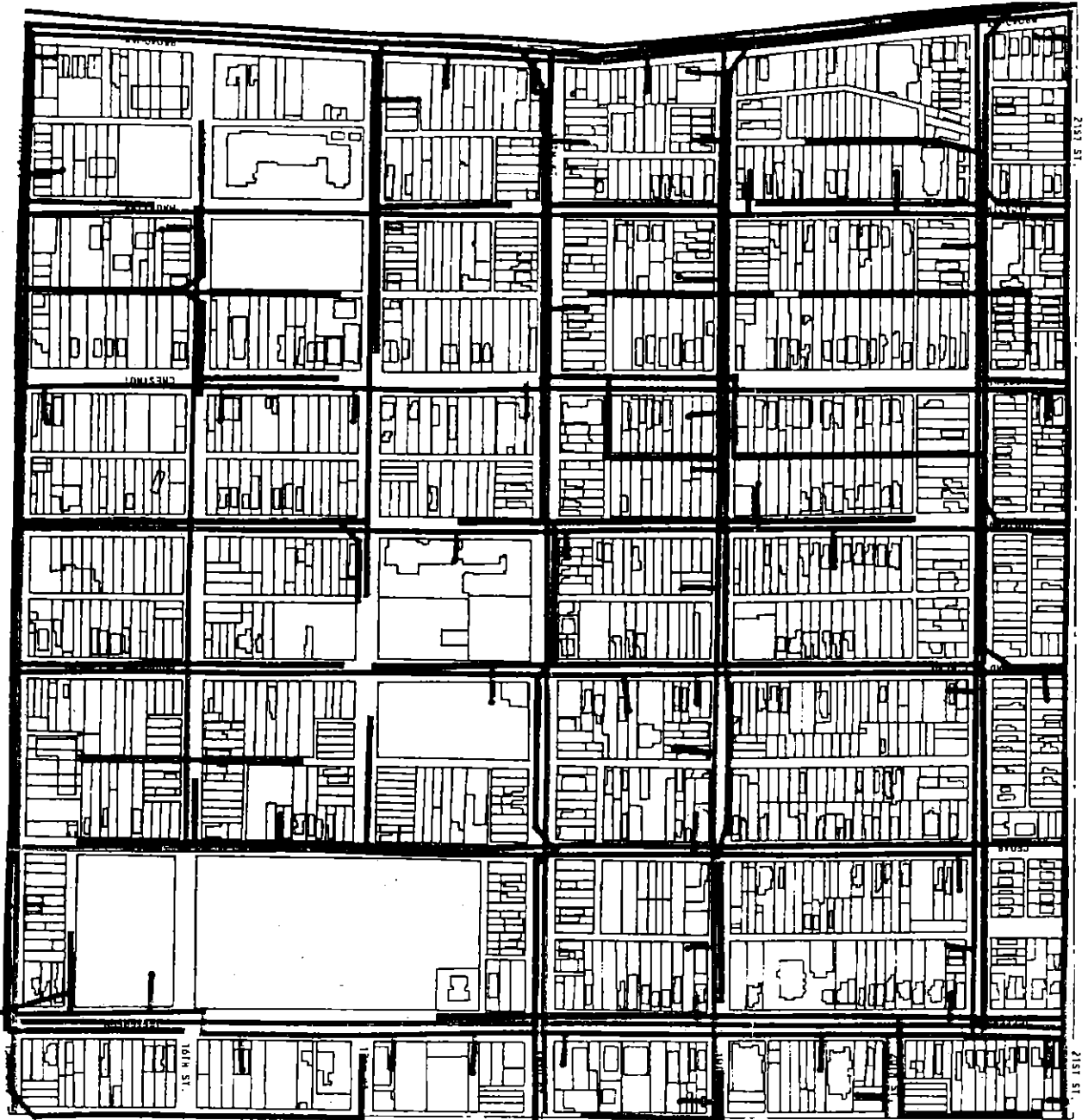
**RUSSELL URBAN RENEWAL
MASTER PLAN**

LEGEND

-  Gas
-  Underground Electrical Service
-  Overhead Electrical Service

*Distribution of Gas
and Electric Services*

FIGURE 4



RUSSELL URBAN RENEWAL
MASTER PLAN

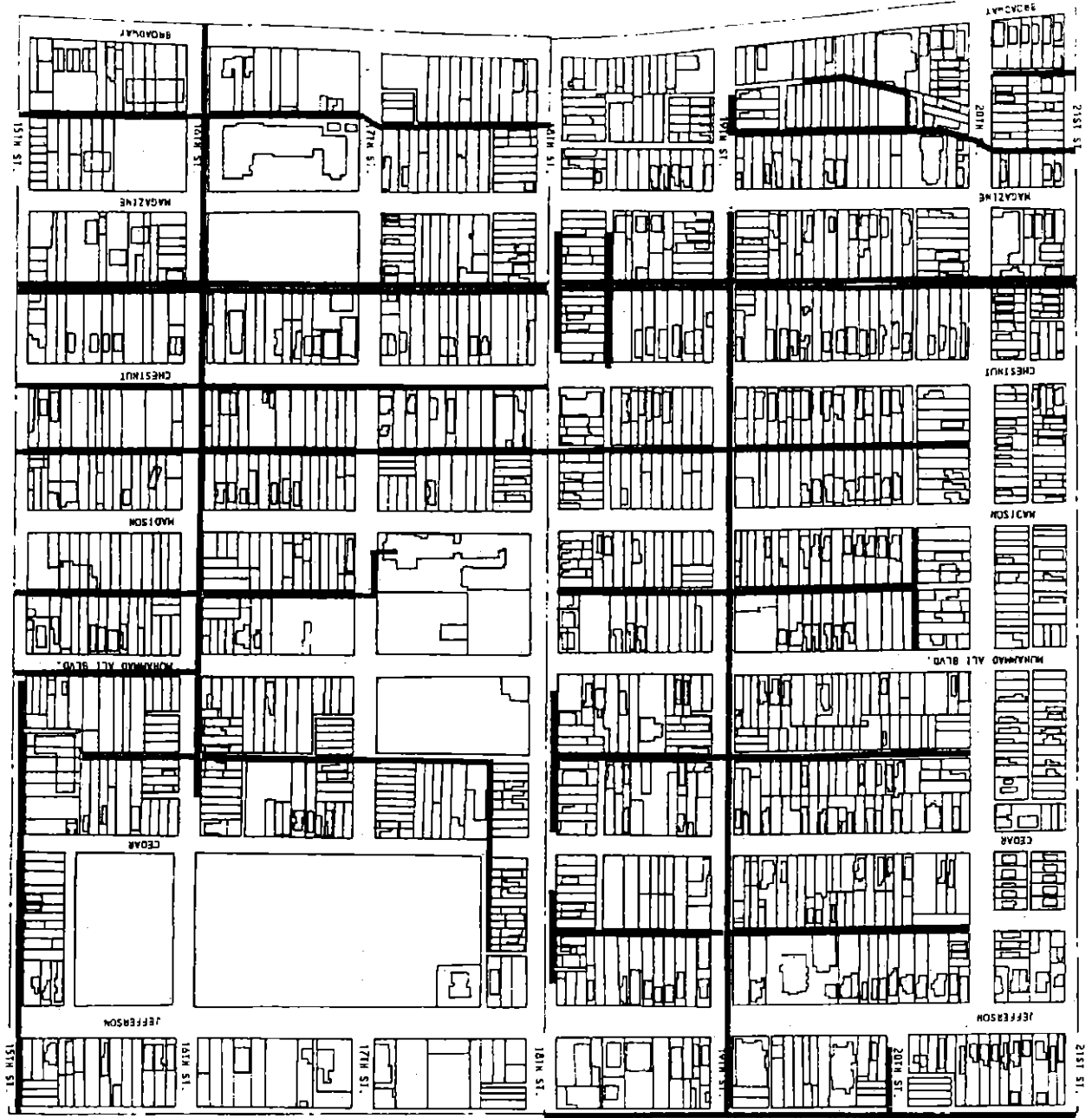
LEGEND

- Sewer System/Tunnels
- Water Main
- Fire Hydrant

Distribution of Water
and Sewer Lines

FIGURE 5

RUSSELL URBAN RENEWAL
MASTER PLAN



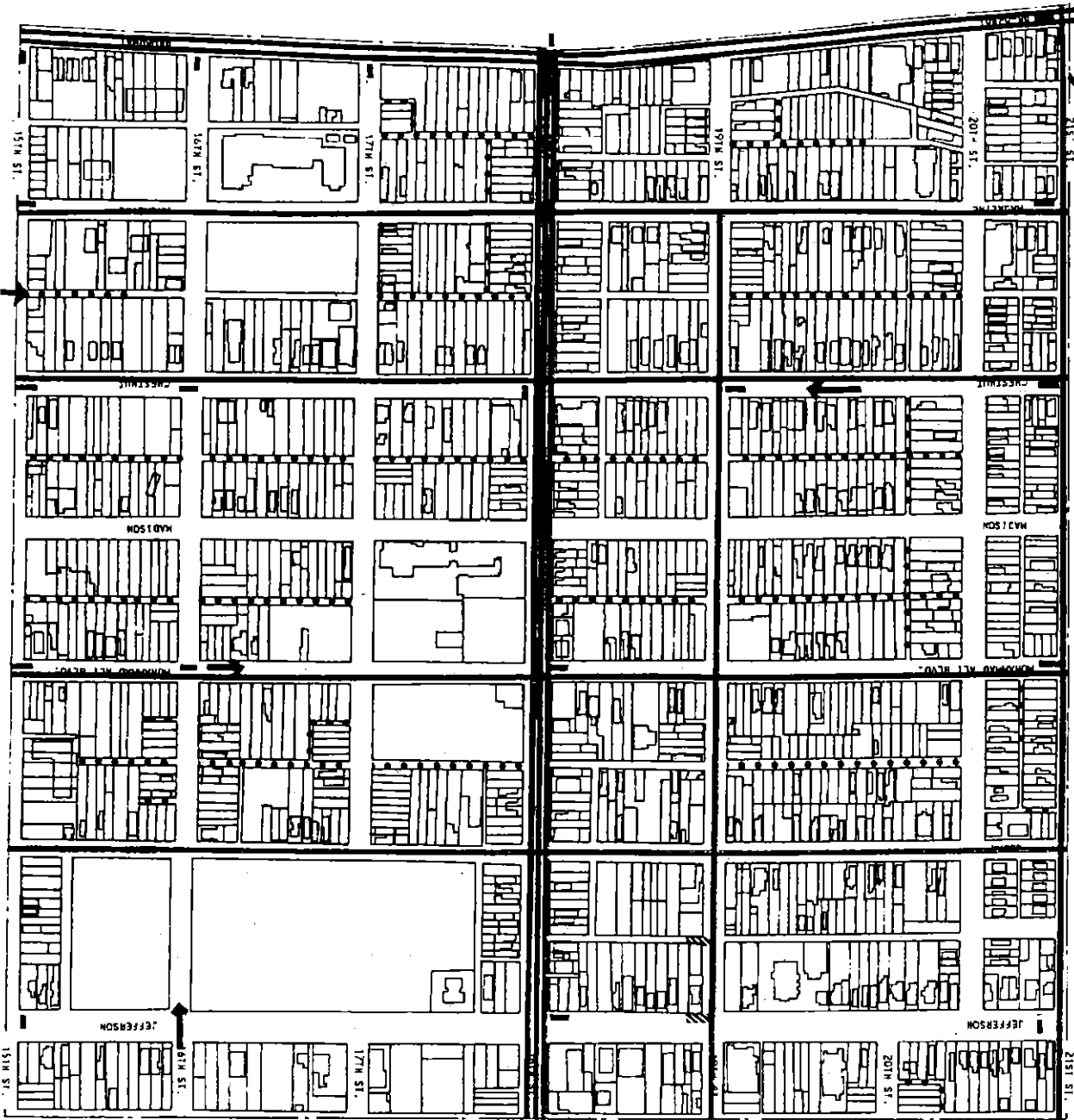
LEGEND










————— Overhead Telephone Service

————— Underground Telephone Service

FIGURE 6

RUSSELL URBAN RENEWAL
MASTER PLAN



- LEGEND**
-  Need for Improved Signage
 -  Need for Regulating On-Street Parking
 -  Recommend R.O.W. Opening for Emergency Use
 -  Recommend R.O.W. Closure
 -  Bike Path
 -  Bus Route
 -  Stop Light
 -  Walk/Wait Signal
 -  One Way

Transportation System

FIGURE 7

APPENDIX A

AN ORDINANCE APPROVING THE URBAN RENEWAL
PLAN FOR THE RUSSELL NEIGHBORHOOD AREA
PROJECT.

SPONSORED BY: _____

WHEREAS, the City of Louisville, Kentucky ("City") desires to undertake a redevelopment project in the Russell Neighborhood area of Louisville, Jefferson County, to revitalize the economic and physical conditions of that area; and

WHEREAS, the City authorized the Urban Renewal and Community Development Agency of Louisville ("Urban Renewal") to prepare a study to determine whether the Russell Neighborhood area is an eligible Urban Renewal Area under Kentucky Revised Statutes, Chapter 99 ("Chapter 99"), and, if an affirmative determination was made, to prepare an Urban Renewal Plan and the supporting documentation required by Chapter 99; and

WHEREAS, a determination has been made by Urban Renewal that the area which is referenced in the Urban Renewal Plan as the Russell Neighborhood Urban Renewal Project Area (the "Urban Renewal Area") and encompassing the area which is bounded as follows:

Beginning at the intersection of the north right-of-way (being thirty feet in width) line of Congress Alley and the center line of the sixty-foot (60') right-of-way of 15th Street; thence, proceeding in a southerly direction along the center of the right-of-way of 15th Street to an intersection with the center line of the 120-foot right-of-way of Broadway; thence, proceeding west along the center line of the right-of-way of Broadway to an intersection with the center line of the sixth-foot (60') right-of-way of 21st Street; thence, continuing north along the center line of the right-of-way of 21st Street to an intersection with the north right-of-way line of Congress Alley; thence, continuing east along the north right-of-way line of Congress Alley to the point of beginning.

is an eligible Urban Renewal Area based upon its detailed study of the physical condition of structures, the adequacy of these structures present day needs, and economic conditions in and around the area; and

WHEREAS, Urban Renewal has made a detailed study of the Urban Renewal Area and has recommended that the area constitutes a blighted, deteriorated and deteriorating area and has further determined that the following conditions exist:

1. Buildings, which by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, have become economic or social liabilities; and
2. That such conditions are prevalent in areas where substandard buildings exist; and
3. That such conditions impair the economic value of surrounding areas, infecting them with economic blight; and
4. That the Urban Renewal Area is characterized by depreciated values, impaired investments, and reduced capacity to pay taxes; and
5. That it is difficult and uneconomical for individual owners to undertake to remedy such conditions; and
6. That it is necessary to create, with proper safeguards, inducements and opportunities for the employment of private investment and equity capital in the clearance, replanning, rehabilitation and reconstruction of the Urban Renewal Area; and
7. That the clearance, replanning, rehabilitation and reconstruction of the Urban Renewal Area on a large scale basis are necessary for the public welfare; and
8. That the Urban Renewal Plan substantially conforms to the master plan for the development of the community as a whole.

WHEREAS, the members of the Governing Body have been fully apprised by Urban Renewal FURTHER THAT:

1. The Urban Renewal Area constitutes a blighted area; and
2. A shortage of housing of sound standards and design adequate for family life exists in the community; and
3. The need for housing accommodations has been or will be increased as a result of the demolition of residential units in slum areas under the development plan; and
4. The conditions of blight in the Urban Renewal Area and the shortage of decent, safe and sanitary housing in the community, cause or contribute to an increased spread of disease and crime and constitute a menace to the public health, safety and welfare; and
5. The development plan will afford a maximum opportunity consistent with the sound needs of the community as a whole for the redevelopment of the Urban Renewal Area by private enterprise; and
6. The development substantially conforms to the master plan for the development of the community as a whole; and
7. Federal financial assistance is necessary and all other funds will be available from other sources.

By reason of the predominance of defective or inadequate street layout and unsafe, congested, poorly designed or otherwise deficient streets; faulty layout in relation to size, adequacy, accessibility or usefulness of obsolete building types, which through lack of use or maintenance have a blighting influence, conversions to incompatible uses, inadequate public utilities; and the members of the Governing Body have been fully apprised by Urban Renewal and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Governing Body for review and approval an Urban Renewal Plan for the Urban Renewal Area dated August, 1991 and consisting of 100 pages and Appendices A, B, C, and D and including 19 exhibits and 11 tables:

Exhibits

- 1 Project Vicinity Map
- 2 Project Area
- 3 Land Use Plan
- 4 Property Acquisition
- 5 Property Disposition
- 6 Right-of-Way and Utility Adjustments
- 7 Existing Land Use
- 8 Existing and Proposed Zoning
- 9 Existing Lot Layout and Ownership
- 10 Existing Building Conditions
- 11 Existing Transportation Facilities
and Services
- 12 Existing and Proposed Water Distribution
- 13 Existing and Proposed Sewers
- 14 Existing and Proposed Gas Distribution
- 15 Existing Electric Distribution
- 16 Existing and Proposed Telephone
Distribution
- 17 National Historic Preservation District

Tables

- 1 Existing Land Use
- 2 Housing Characteristics
- 3 Degree of Vacancy in Existing Buildings
- 4 Lot Sizes
- 5 Lots with Common Ownership
- 6 Existing Building Conditions
- 7 Street Network Characteristics
- 8 Assessed Value Trends
- 9 Real Property Tax Revenues
- 10 Major Crimes
- 11 Population Changes

WHEREAS, the Urban Renewal Plan has been approved by Urban Renewal, as evidenced by the copy of Urban Renewal's duly certified resolution approving the Urban Renewal Plan, which is attached hereto; and

WHEREAS, the Planning Commission, which is the duly designated and acting official planning body for the City, has reviewed the Urban Renewal Plan and has certified that it conforms to the master plan for the community as a whole; and

WHEREAS, the Governing Body has duly reviewed and considered the certified resolutions submitted to it by Urban Renewal and the Planning Commission; and

WHEREAS, Urban Renewal has prepared and submitted a program for the businesses and residents who will be displaced as a result of carrying out the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by Urban Renewal as a result of studies, surveys and inspections in the Urban Renewal Area and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Urban Renewal Area and of the availability of proper space in the locality for relocation of businesses that may be displaced from the Urban Renewal Area, and in the light of such knowledge of local housing conditions have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Urban Renewal Area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF LOUISVILLE:

Section 1. All of the recitals set forth above are herein incorporated by this reference and adopted by the Governing Body.

Section 2.

1. Based on the records of the Public Hearings of Urban Renewal and the Planning Commission, and the Urban Renewal Plan submitted to them at those hearings, and the recommendations and approvals of Urban Renewal and the Planning Commission, and the general knowledge of the Governing Body, it is hereby found and determined that the Urban Renewal Area is a blighted, deteriorated, or deteriorating area and qualified as an eligible area under KRS 99.550.

2. That the Urban Renewal Plan for the Urban Renewal Area, having been duly reviewed and considered, is hereby approved and the Clerk of the Governing Body be and is hereby directed to file a copy of the Urban Renewal Plan with the minutes of the meeting.
3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Urban Renewal Area.
4. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area conforms to the master plan of the community as a whole.
5. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the community as a whole, for the urban renewal of the area by private enterprise.
6. That it is hereby found and determined that the program for the proper relocation of businesses displaced in carrying out the Urban Renewal Plan is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Urban Renewal Plan; and that such business locations available or to be made available to displaced businesses are at least equal in number to the number of displaced businesses, are not generally less desirable in regard to public utilities and location, and are available at rents or prices within the financial means of the displaced businesses.
7. Based on the records of the Public Hearings of Urban Renewal and the Planning Commission, and the Urban Renewal Plan submitted to them at those Hearings, and the recommendations and approvals of Urban Renewal and the Planning Commission, and the general knowledge of the Governing Body, it is hereby found and determined that the Urban Renewal Area is a blighted, deteriorated or deteriorating area and that all of the following conditions exist:
 - a. Buildings, which by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, have become economic or social liabilities; and
 - b. That such conditions are prevalent in areas where substandard buildings exist; and
 - c. That such conditions impair the economic value of surrounding areas, infecting them with economic blight; and

- d. That the Urban Renewal Area is characterized by depreciated values, impaired investments, and reduced capacity to pay taxes; and
 - e. That it is difficult and uneconomical for individual owners to undertake to remedy such conditions; and
 - f. That it is necessary to create, with proper safeguards, inducements and opportunities for the employment of private investment and equity capital in the clearance, replanning, rehabilitation and reconstruction of the Urban Renewal Area; and
 - g. That the clearance, replanning, rehabilitation and reconstruction of the Urban Renewal Area on a large scale basis are necessary for the public welfare; and
 - h. That the Urban Renewal Plan Substantially conforms to the master plan for the development of the community as a whole; and
 - i. That Federal assistance is necessary to enable the Urban Renewal Area to be redeveloped in accordance with the development plan and any other funds necessary to implement the Urban Renewal Plan are available from other sources.
8. That in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Governing body with reference, about other things, to the vacating and removal of designated streets, alleys and other public ways, the widening of pavements, the locations and relocation of sewers and water mains and other public facilities, and other action, and accordingly, this Governing Body hereby:
- a. Authorized the City to acquire the property by purchase or, in the event good faith negotiations for purchase break down, by the exercise of its power of eminent domain and, if necessary, to initiate condemnation proceedings for any or all of the property listed in Exhibit "4) of the Urban Renewal Plan; and
 - b. Pledges its cooperation in helping to carry out the Urban Renewal Plan; and

- c. Requests the various official departments, boards and agencies of the City having administrative responsibilities in the Urban Renewal Area likewise to cooperate to such an end and to exercise their respective functions and powers in the manner consistent with the Urban Renewal Plan; and
 - d. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.
9. That the City of Louisville Department of Housing and Urban Development and the City of Louisville Law Department, in particular, and the other City departments as necessary, be placed at the disposal of Urban Renewal to do all things necessary to achieve the Urban Renewal Plan objectives.

Section 3. That the objectives of the Urban Renewal Plan can best be realized if the area is developed quickly and diligently and therefore this Urban Renewal Plan may be rescinded by further action of this Governing Body if redevelopment, including land acquisition and approval of any redevelopment plans, has not begun within one year of the Urban Renewal Plan approved by this Governing Body as required under KRS 99.370.

Section 4. In keeping with the recommendation of the Urban Renewal Commission development within the project area of multi-family rental dwellings shall be restricted to no greater than 30% of the designated area.

Section 5. To further assist in the implementation of the Russell Urban Renewal project there shall hereby be constituted the Russell Urban Renewal Project Advisory Committee. This Advisory Committee shall consist of the Director of the City of Louisville Department of Housing & Urban Development, and a member of the Urban Renewal Commission, the Alderman for the Tenth Ward, and eight (8) members of the community appointed by Resolution of the Board of Alderman of the City of Louisville.

- A. The Russell Urban Renewal Project Advisory Committee shall develop a Master Plan to be used as an advisory tool to review development proposals within the Russell Urban Renewal area and to advise the Mayor and the Board

of Aldermen of the City of Louisville and the Urban Renewal Commission thereon. The Master Plan shall include but shall not be limited to recommendations concerning land use, landscaping, buffering, traffic and infrastructure within the Russell Urban Renewal Project area.

- B. The Advisory Committed shall review all development proposals and advise the urban Renewal Commission, and the Mayor and the Board of Aldermen of the City of Louisville on whether each development proposal, in its opinion, conforms with the goals of the Master Plan and the Russell neighborhood Plan within the parameters of the Russell Area Urban Renewal Plan.
- C. The Advisory Committee shall advise the Urban Renewal Commission, the Mayor and the Board of Aldermen of the City of Louisville on specific governmental actions which in its opinion will best accomplish the goals of the Master Plan and the Russell Neighborhood Plan within the parameters of the Russell Area Urban Renewal Plan.
- D. No member of the Russell Urban Renewal Project Advisory Committee may submit, or be part of an organization which submits a redevelopment proposal for any property within the Russell Area Urban Renewal Project.
- E. Questions pertaining to applications to change any parcel from "to be acquired" to "not to be acquired" or from "not to be acquired" to "to be acquired" within the Russell Area Urban Renewal Project area or individual or specific land acquisition or relocation questions shall be within the sole authority of the Urban Renewal Commission.

Section 6. That this Ordinance shall become effective upon its passage and approval.

_____ C.B.A. _____ P.B.A.

APPROVED: _____ MAYOR

APPROVED AS TO FORM:

J. MICHAEL BROWN
DIRECTOR OF LAW
CITY OF LOUISVILLE

APPENDIX B

PROGRAMMATIC AGREEMENT

AMONG THE CITY OF LOUISVILLE, KENTUCKY,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
AND THE KENTUCKY HISTORIC PRESERVATION OFFICER,
FOR THE IMPLEMENTATION OF THE
RUSSELL NEIGHBORHOOD URBAN RENEWAL PLAN PHASES I-V

WHEREAS, the City of Louisville, Kentucky (City) has approved the Russell Neighborhood Urban Renewal Plan and proposes to allocate Community Development Block Grant funds appropriated by the Department of Housing and Urban Development under Title I of the Housing and Community Development Act of 1974 to assist in the implementation of Phases I-V; and,

WHEREAS, the City has determined that implementation of the Russell Neighborhood Urban Renewal Plan Phases I-V may have an effect upon the Russell Historic District, a property included in the National Register of Historic Places, and the Old Trolley Barn at 1701 Muhammad Ali, a property considered eligible for inclusion in the National Register of Historic Places, and has consulted with the Advisory Council on Historic Preservation (Council) and the Kentucky State Historic Preservation Officer (SHPO) pursuant to Section 800.13 of the regulations (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

WHEREAS, the Urban Renewal and Community Development Agency of Louisville participated in the consultation and has been invited to concur in this Programmatic Agreement;

NOW THEREFORE, the City, the Council, and the SHPO agree that the Russell Neighborhood Urban Renewal Plan Phases I-V shall be administered in accordance with the following stipulations to satisfy the City's Section 106 responsibilities for all individual aspects of the project.

STIPULATIONS

The City will ensure that the following measures are carried out:

I. RECORDATION

- A. Prior to the demolition of buildings within the Russell Urban Renewal Project Area, the City will document the existing appearance of the Russell Historic District. The City will contact the Historic American Buildings Survey (HABS) (National Park Service, Southeast Regional Office, 75 Spring Street, S.W., Atlanta, Georgia 30303 Phone: (404) 331-7719 to determine the level and type of documentation that is required. All documentation must be submitted to and accepted by the National Park Service. Copies of the documentation will be forwarded to the Kentucky SHPO and other organizations designated by the SHPO.

II. NEW CONSTRUCTION

- A. New construction on sites assembled from vacant parcels within or adjacent to the Russell Historic District and infill construction on individual parcels within the District will be sympathetic to and compatible with the significant historical and architectural features of the Russell Historic District.
- B. The design of new construction in the Russell Urban Renewal Project Area will adhere to the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Standards), as it relates to new construction, and design guidelines outlined on Page 18 of the Urban Renewal Plan.
- C. The following design guidelines will be incorporated in the design of all new construction within the Russell Urban Renewal Project:
1. Setbacks will be compatible with those of adjacent buildings or streetscapes on adjacent blocks.
 2. Retaining walls will be a minimum of 8 inches in height by 8 inches in depth.
 3. Primary elevations will be parallel with the street.
 4. Street facing elevations should be constructed of brick and/or wood siding, unless otherwise agreed to by the Kentucky SHPO and Council.
 5. The use of artificial siding will be limited to rear and side elevations.
 6. Roof lines of townhouse and garden apartment developments will have "breaks" between sections to give the appearance of individual buildings.
 7. Access to off-street parking will be provided from secondary streets and alley ways.
 8. Site improvements--street lights, signage, sidewalks, curbs, etc.--will be complementary with those within the Russell Historic District.
 9. Trees and plantings of similar species as occurs throughout the Russell Historic District will be included in the plans for new construction.
- D. New additions to contributing buildings within the Russell Historic District will be compatible in terms of size, scale, color and materials with the architectural character of the Russell Historic District.
- E. Plans and specifications will be submitted to the Kentucky SHPO and the Council for review in accordance with Stipulation IV.

III. REHABILITATION

- A. All rehabilitation within the Russell Historic District will be carried out in accordance with the recommended approaches in the Standards and the guidelines for rehabilitation promulgated by the Louisville Historic Landmarks and Preservation Districts Commission.

- B. Property owners and developers will be discouraged from removing significant character defining features as part of the rehabilitation or alteration of contributing buildings within the Russell Historic District.
- C. Plans and specifications will be submitted to the Kentucky SHPO and the Council in accordance with Stipulation IV.

IV. DESIGN REVIEW

- A. The City will submit preliminary plans and specifications for new construction, rehabilitation, landscaping, and site improvements included in each Phase to the Kentucky SHPO and the Council for review and comment. Such submittals will include the recommendations of the Neighborhood Advisory Board and the staff of the Louisville Historic Landmarks and Preservation Commission regarding development proposals for each Phase. The Kentucky SHPO and the Council will provide written comments to the City within 21 days following receipt of adequate documentation. The comments of the Kentucky SHPO and Council will be incorporated into the final plans and specifications.
- B. Final plans and specifications will be submitted to the Kentucky SHPO for review and approval prior to the initiation of construction activities. The Kentucky SHPO will provide written comments to the City within 15 days following receipt of adequate documentation.

V. ARCHAEOLOGY

- A. Prior to the initiation of any ground disturbing activities, the City's historic preservation staff and archaeological consultant will prepare an archival assessment and archaeological overview of the Russell Urban Renewal project area in order to 1) identify significant research questions that could be addressed by archaeological investigations, and 2) locate vacant lots or other areas within the Urban Renewal area that will be impacted by the undertaking and that, on the basis of the archival information, appear to have the greatest potential for addressing these questions. Potential research questions will be drawn from the National Register of Historic Places nomination form for the Russell Historic District, from the archaeological component of the State Historic Preservation Plan, or may be developed by the City's preservation staff and archaeological consultant.
- B. All vacant lots and other areas scheduled for redevelopment as part of this undertaking will be subjected to a preliminary evaluation through a combination of archival research, informant interviews, or visual inspection. The archaeological overview will identify not more than 10 lots that appear to have the greatest potential for addressing significant research

questions identified during the archival study. A draft report of the assessment and overview will be submitted to the SHPO for review and approval. Within 21 days of receipt of the draft report, the SHPO will respond to the City. The City will incorporate any SHPO recommendations, and finalize the report.

- C. Upon approval of the archival assessment and archaeological overview by the SHPO, the City's archaeological consultant will survey and evaluate each of the 10 high potential lots to determine if intact cultural deposits are present. Lots may be evaluated by shovel probes, auger holes, small hand excavated test units, or by limited use of power equipment such as a backhoe. Upon conclusion of the testing, the City and SHPO archaeologists will consult and, if warranted, meet on-site to evaluate each of the ten lots. If none of the 10 lots are considered eligible for listing in the National Register, the City may proceed with the project. However, if archaeological deposits are discovered during the testing that have a high potential for addressing significant research questions identified in the archival assessment, the City's archaeologist, in consultation with the SHPO, will develop a mitigation plan for the recovery of a sample of the archaeological remains. This plan will be consistent with "The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation Projects," and upon approval by the SHPO, will be implemented by the City. Within one year of the completion of field work, the City will submit a testing and mitigation report to the SHPO for review and approval. The report will be prepared in conformance with "The Secretary of the Interior's Standards for Archeology and Historic Preservation Projects" and the Kentucky SHPO's "Specifications for Archaeological Field Work and Assessment Reports."

VI. PHASE I ACTIVITIES

- A. Phase I activities will be restricted to the area bounded by Muhammad Ali Boulevard, 15th Street, magazine Street, and 18th Street.
- B. The Hampton Place Project will be implemented in accordance with the plans prepared by Tucker & Booker, Inc. and dated March 27, 1991. A retaining wall will be constructed along Chestnut Street and up 15th, 16th, and 17th Streets back to Plymouth Alley.
- C. Single family development on the remaining parcels in Phase I will be designed in accordance with Stipulation II.

VII. FUTURE PHASES

- A. Upon approval of local ordinances authorizing the implementation of Phases II-V of the Russell Urban Renewal Plan, the City will contact the Kentucky SHPO and the Council initiate discussions regarding property acquisition, marketing of buildings, demolition, and publication of "Requests for Proposals" included in the specific phase.

VIII. CONDEMNATION AND EMERGENCY DEMOLITION

- A. Prior to the demolition of buildings within the Russell Historic District which are condemned under local or State statutes or declared an "imminent threat to health and safety" by the City's Chief Building Inspector or Chief Fire Marshall, the City will contact the Kentucky SHPO and the Council and request their comments within seven (7) days as set forth in 36 CFR Section 800.12.

IX. DISPUTE RESOLUTION

- A. Should the SHPO object within 21 days to any reports, plans, specifications, or recommendations provided pursuant to this agreement, the City shall consult with the SHPO to resolve the objection. If the City determines that the objection cannot be resolved, the City shall comply with 36 CFR Section 800.13(g). Any Council comment provided in response to such a request will be taken into account by the City in accordance with 36 CFR Section 800.6(c) (2) with reference only to the subject of the dispute; the City's responsibility to carry out all actions under this agreement that are not the subjects of the dispute will remain unchanged.

X. MONITORING

- A. The City will submit an annual report to the Kentucky SHPO and the council which summarizes activities undertaken to comply with the provisions of the Programmatic Agreement and advises them of the status of the City's approval of this ordinances for Phases II-V of the Russell Urban Renewal Plan. The report will be submitted July of each year, commencing in July 1992.
- B. The Kentucky SHPO or the Council can request the City to arrange onsite inspections or meetings to discuss implementation of the Programmatic Agreement or modifications or amendments as appropriate. The City will cooperate with the Kentucky SHPO and Council in fulfilling its monitoring responsibilities.

XI. MODIFICATIONS

- A. Any party to this Programmatic Agreement may request that it be amended, whereupon the parties will consult in accordance with 36 CFR Section 800.13 to consider such amendment.

B. Any party to this Programmatic Agreement may terminate it by providing thirty (30) days notice to the other parties, provided that the parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the City will comply with 36 CFR Section 800.4 through Section 800.6 with regard to individual undertakings covered by this Programmatic Agreement.

Execution and implementation of this Programmatic Agreement evidences that the City of Louisville has satisfied its Section 106 responsibilities for all individual undertakings of the Russell Neighborhood Urban Renewal Plan, Phases I-V.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

BY: _____ DATE: _____
Robert D. Bush, Executive Director

CITY OF LOUISVILLE

BY: _____ DATE: _____
Jerry E. Abramson, Mayor

KENTUCKY STATE HISTORIC PRESERVATION OFFICER

BY: _____ DATE: _____
David L. Morgan

Concur:

**URBAN RENEWAL AND COMMUNITY
DEVELOPMENT AGENCY OF LOUISVILLE**

BY: _____ DATE: _____
John Selent, Chairman

APPENDIX C

LIST OF EXHIBITS

EXHIBIT 1 - PROJECT VICINITY MAP

EXHIBIT 2 - PROJECT AREA EAST SECTION
PROJECT AREA WEST SECTION

EXHIBIT 4 - PROPERTY ACQUISITION EAST SECTION
PROPERTY ACQUISITION WEST SECTION

EXHIBIT 8 - EXISTING ZONING EAST SECTION
EXISTING ZONING WEST SECTION

EXHIBIT 10 - EXISTING BUILDING CONDITIONS EAST SECTION
EXISTING BUILDING CONDITIONS WEST SECTION

EXHIBIT 17 - NATIONAL HISTORIC PRESERVATION DISTRICT EAST SECTION
NATIONAL HISTORIC PRESERVATION DISTRICT WEST SECTION



PROJECT VICINITY MAP

EXHIBIT
1

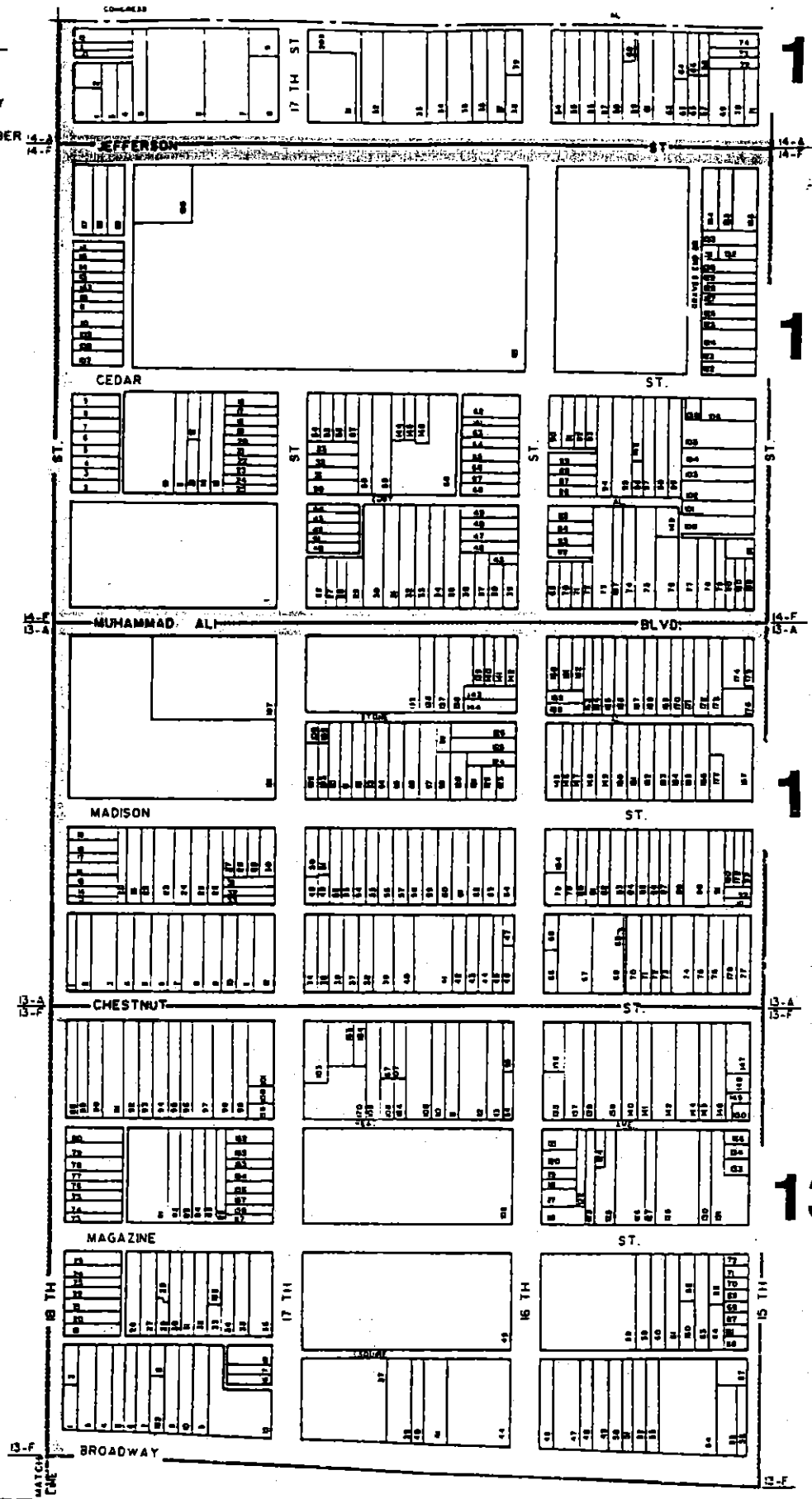
ANDERSON / S.C.A.
CONSULTING ENGINEERS
CONSULTING ENGINEERS

RUSSELL
URBAN RENEWAL PLAN

Scale: 1" = 100'
North Arrow

LEGEND

- - - URBAN RENEWAL AREA BOUNDARY
- ▬ TAX BLOCK BOUNDARY
- 00 TAX BLOCK LOT NUMBER



14A

14F

13A

13F

PROJECT AREA
EAST SECTION




EXHIBIT
2

ANDERSON / SCA
1100 BRADSHAW ST
SCHMIDTKE + CORRADO ASSOCIATES

RUSSELL
URBAN RENEWAL PLAN
CITY OF GREENSBORO - URBAN REDEVELOPMENT AND COMMUNITY DEVELOPMENT AGENCY
GREENSBORO COUNTY GOVERNMENT

FINAL REPORT
AUGUST 1980

LEGEND

-  URBAN RENEWAL AREA BOUNDARY
-  TAX BLOCK BOUNDARY
-  TAX BLOCK LOT NUMBER

2E

2F

2K

2L

1D

1E

1J

PROJECT AREA
WEST SECTION

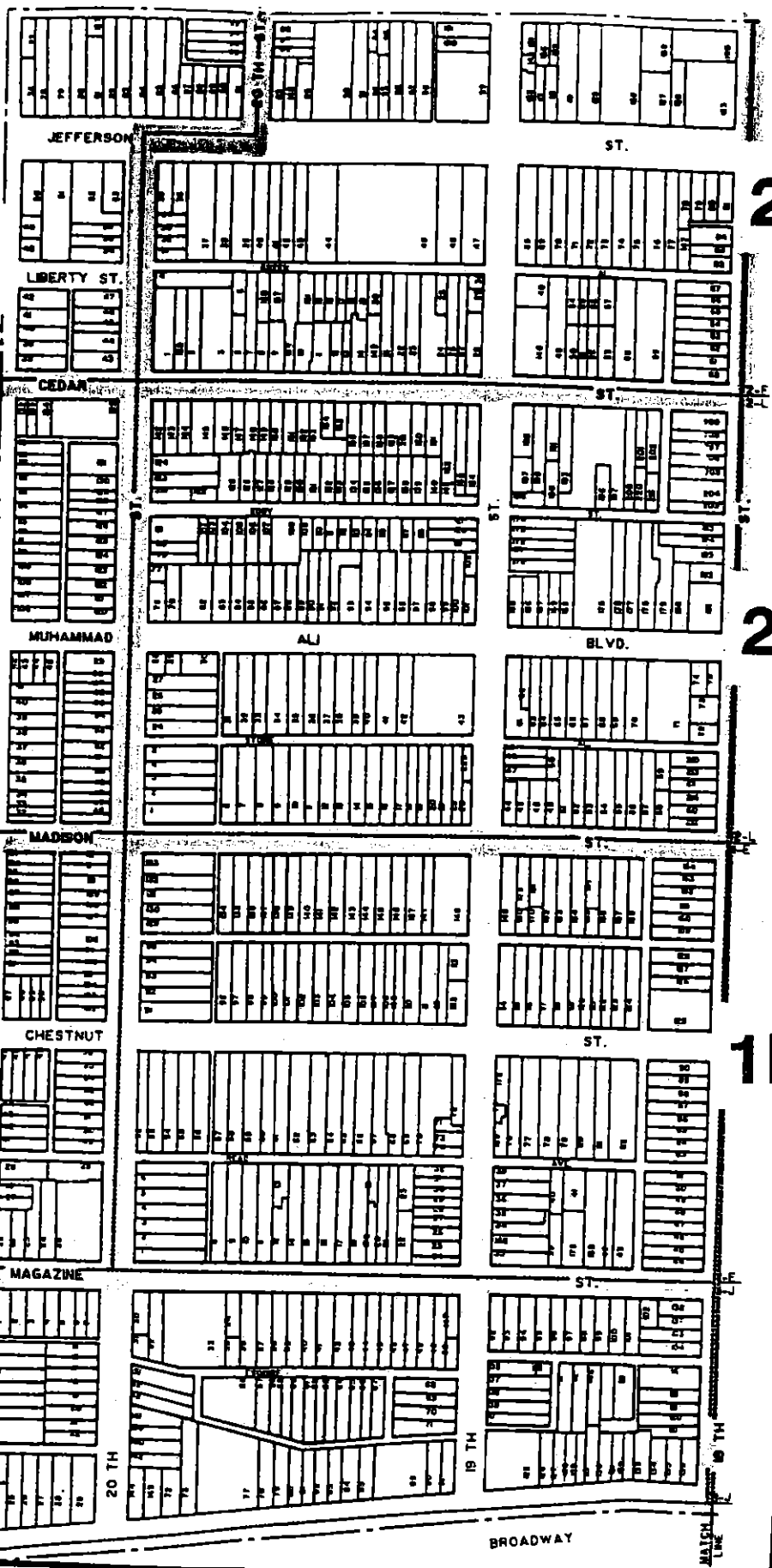


EXHIBIT
2












ANDERSON / SCA
in cooperation with
SCHMPELER + CONRADINO ASSOCIATES

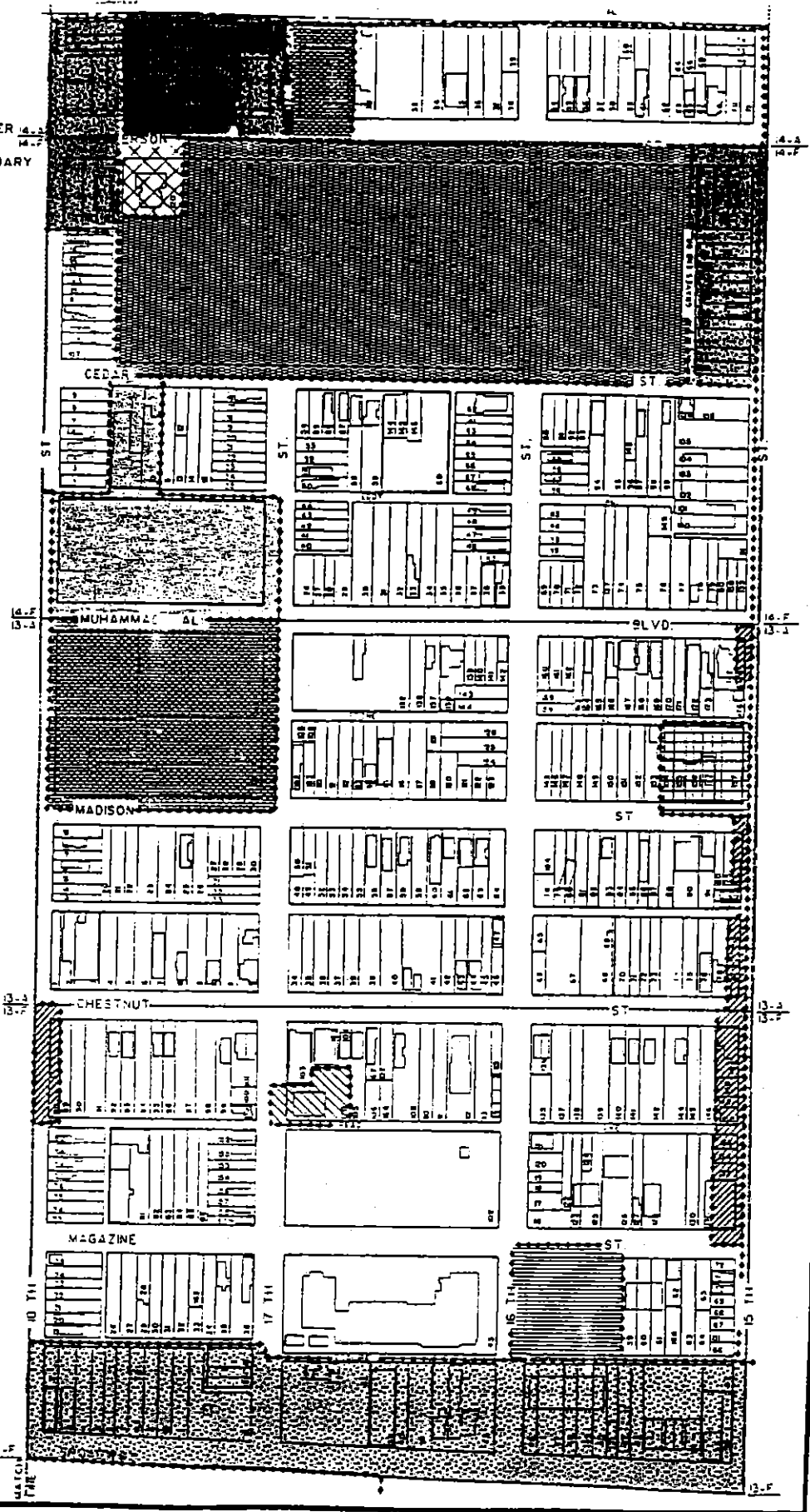
RUSSELL
URBAN RENEWAL PLAN
CITY OF LAMARVILLE - URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY
SOUTHWEST COUNTY GOVERNMENT



FINAL REPORT
AUGUST 1990

LEGEND

- URBAN RENEWAL AREA BOUNDARY
- TAX BLOCK BOUNDARY
- 00 TAX BLOCK LOT NUMBER
- EXISTING ZONING BOUNDARY
-  R-1 ZONING
-  R-6 ZONING
-  R-8A ZONING
-  C-1 ZONING
-  C-2 ZONING
-  C-3 ZONING
-  C-M ZONING
-  M-1 ZONING
-  M-2 ZONING
-  OR-2 ZONING
-  OR-3 ZONING



EXISTING ZONING
EAST SECTION

EXHIBIT
8

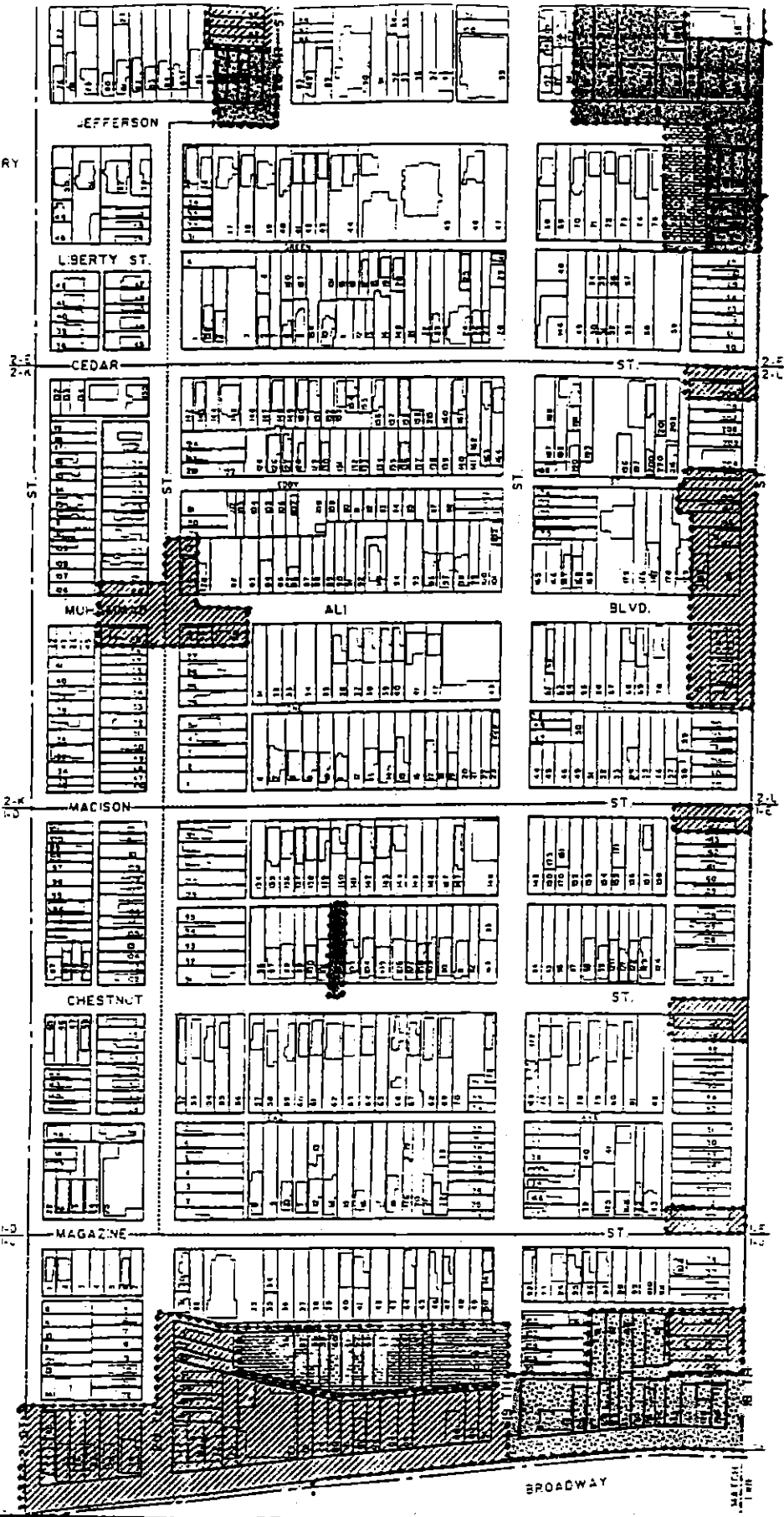
ANDERSON / S C A
SCHMPELLER + CONRADINO ASSOCIATES

**RUSSELL
URBAN RENEWAL PLAN**
CITY OF LOUISVILLE - HOUSING, RECREATION AND COMMUNITY DEVELOPMENT AGENCY
SPRINGFIELD COUNTY GOVERNMENT

 FINAL REPORT
AUGUST 1990

LEGEND

- URBAN RENEWAL AREA BOUNDARY
- TAX BLOCK BOUNDARY
- oo TAX BLOCK LOT NUMBER
- EXISTING ZONING BOUNDARY
- R-6 ZONING
- R-7 ZONING
- ▨ C-1 ZONING
- ▩ C-2 ZONING
- M-2 ZONING
- ▨ OR-2 ZONING



EXISTING ZONING
WEST SECTION

EXHIBIT
8

ANDERSON / SCA
IN ASSOCIATION WITH
SCHMPELER + COPPING ASSOCIATES

RUSSELL
URBAN RENEWAL PLAN

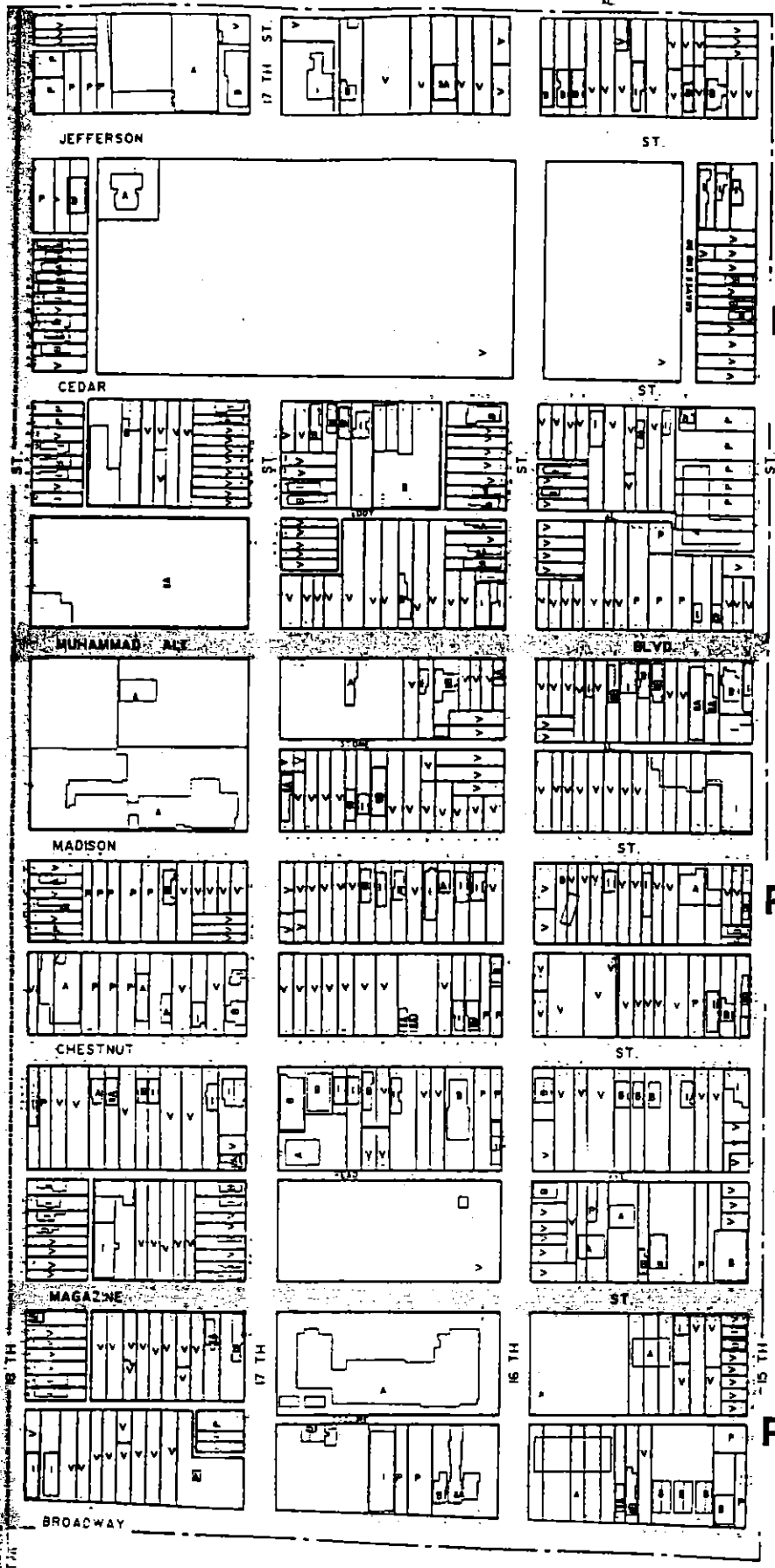
CITY OF LOUISVILLE - URBAN REFORM AND COMMUNITY DEVELOPMENT DEPARTMENT
JEFFERSON COUNTY GOVERNMENT

FINAL REPORT
AUGUST 1960



LEGEND

- URBAN RENEWAL AREA BOUNDARY
- A SOUND STRUCTURE
- B MNCR REPAIRS
- I SIGNIFICANT REPAIRS
- MA MAJOR DEFICIENCIES
- MAJOR DEFECTS NOT CORRECTABLE
- P PARKING
- V VACANT
- PROPERTY TO BE ACQUIRED



PHASE II

PHASE I

PHASE III

EXISTING BUILDING
CONDITIONS
EAST SECTION

EXHIBIT
10

ANDERSON / SCA
SCHMPELER + CONRADINO ASSOCIATES

**RUSSELL
URBAN RENEWAL PLAN**
CITY OF LITTLEVILLE - URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY
JEFFERSON COUNTY GOVERNMENT

FINAL REPORT
AUGUST 1950

LEGEND

- URBAN RENEWAL AREA BOUNDARY
- A SOUND STRUCTURE
- B MINOR REPAIRS
- I SIGNIFICANT REPAIRS
- MA MAJOR DEFICIENCIES
- MD MAJOR DEFECTS NOT CORRECTABLE
- P PARKING
- V VACANT
- PROPERTY TO BE ACQUIRED

PHASE V

PHASE IV

EXISTING BUILDING CONDITIONS
WEST SECTION

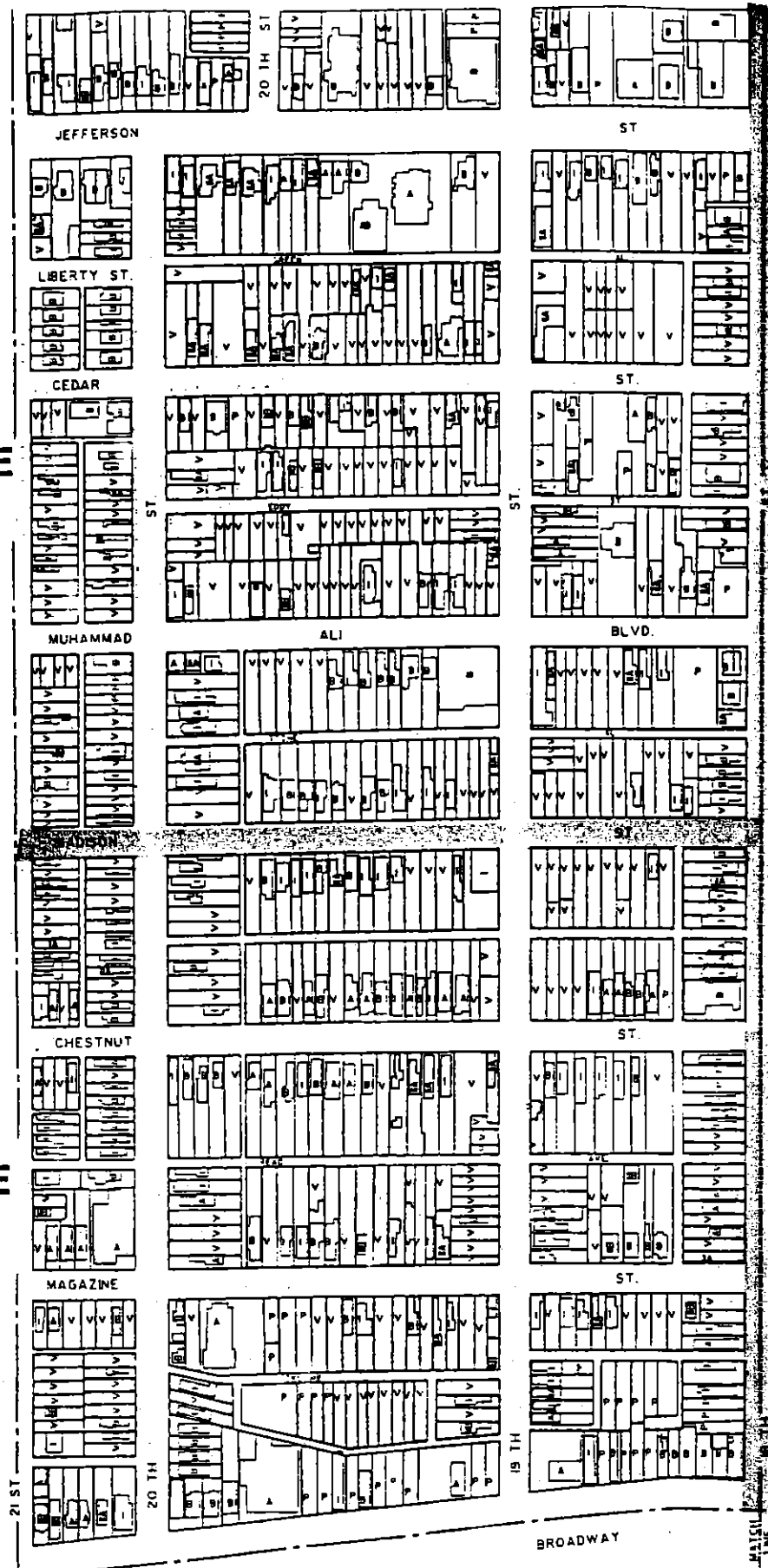




EXHIBIT
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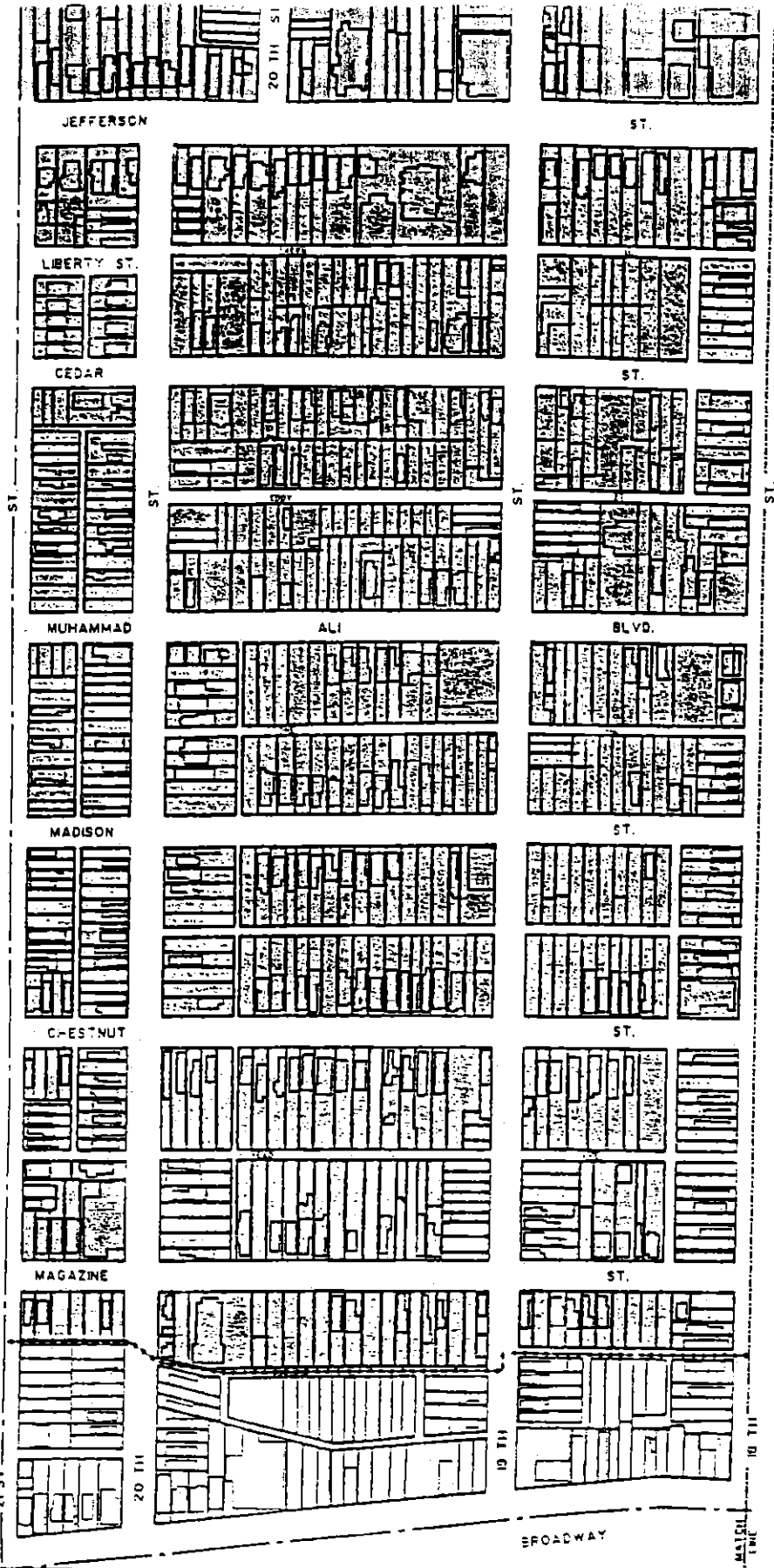
ANDERSON / S C A
IN ASSOCIATION WITH
SCHMIDTKE & CORRADINO ASSOCIATES

RUSSELL
URBAN RENEWAL PLAN
CITY OF LOS ANGELES - COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT

FINAL REPORT
AUGUST 1960

LEGEND

-  URBAN RENEWAL AREA BOUNDARY
-  NATIONAL HISTORIC PRESERVATION DISTRICT AND BOUNDARY



NATIONAL HISTORIC PRESERVATION DISTRICT WEST SECTION

EXHIBIT 17



ANDERSON & SEA
 ARCHITECTS AND PLANNERS
 100 W. WASHINGTON ST. - CHICAGO, ILL.

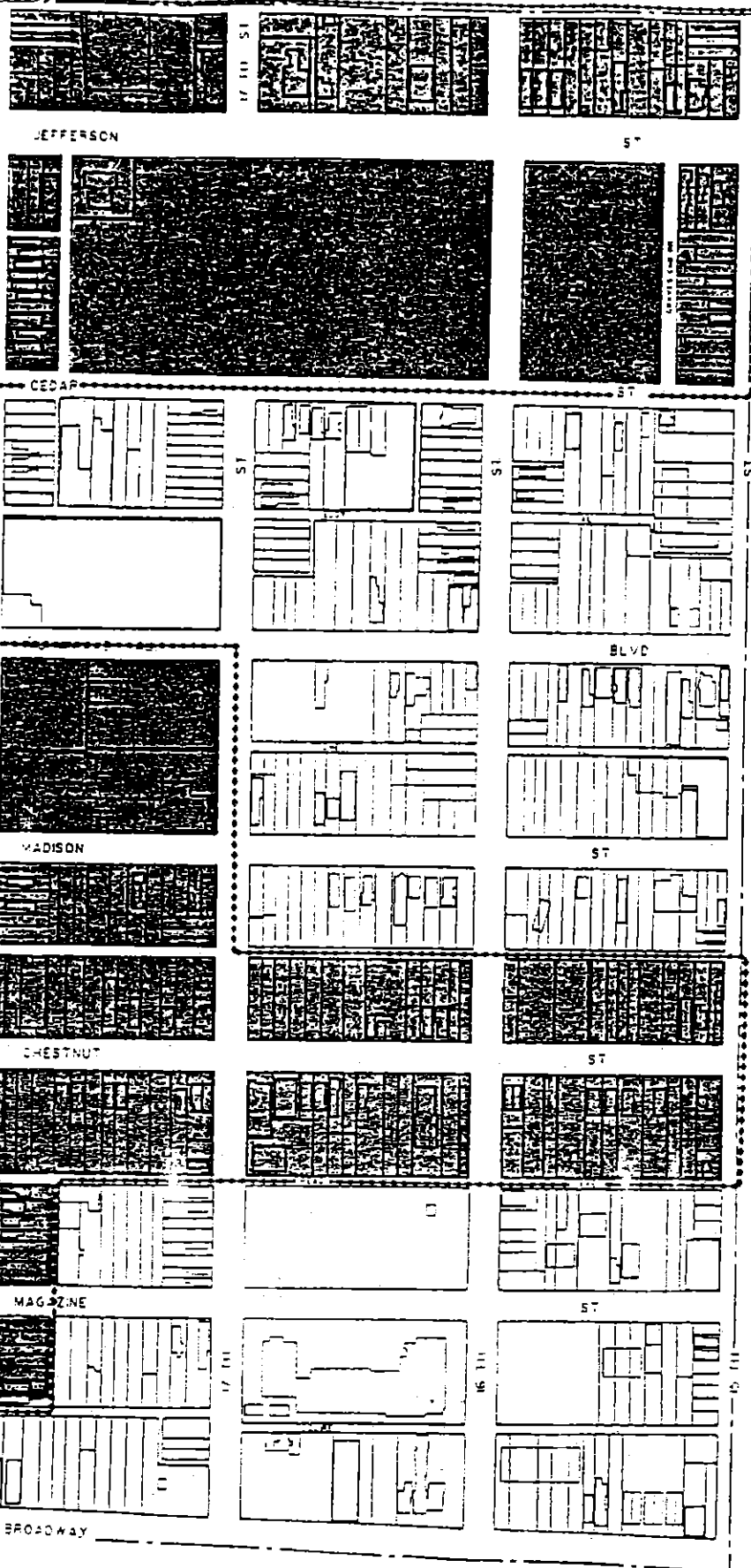
RUSSELL URBAN RENEWAL PLAN

FINAL REPORT
 AUGUST 1960



LEGEND

-  URBAN RENEWAL AREA BOUNDARY
-  NATIONAL HISTORIC PRESERVATION DISTRICT AND BOUNDARY



NATIONAL HISTORIC PRESERVATION DISTRICT EAST SECTION

EXHIBIT 17

ANDERSON / SCA
 ARCHITECTS
 SCHMIDTKE / CONTRASO ASSOCIATES

RUSSELL URBAN RENEWAL PLAN
 CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING

FINAL REPORT
 AUGUST 1980

The Russell Urban Renewal Master Plan is the result of a concentrated planning process completed in the Fall of 1991. Citizen participation was an integral part of this process. Advisory Committee Members include the following:

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The Russell Urban Renewal Advisory Committee wishes to thank the staff of Brazely & Brazely, Inc. for their assistance in data collection for this document. Thanks are also extended to Mrs. Yvonne Wilson of Louisville Central Community Centers, Inc. for her help in preparing this report.

About this report. . .

This report is the Russell Urban Renewal Master Plan. The Plan consists of material prepared by Brazley & Brazley, Inc. with references to reports prepared by Schimpeler-Corradino Associates 1984, Russell Neighborhood Plan; Anderson/SCA, 1990, Russell Urban Renewal Plan; Galloway Appraisal, 1991, Russell Housing Market Study.