Final Plan
10/1/02

CONTEXT TOWN PLANNING AND LANDSCAPE ARCHITECTURE PRACTICE

Bonnycastle

Preserving a Neighborhood
Planning for a Third Century

The Bonnycastle neighborhood began its existence when a portion of Walnut Grove (as the property of John and Harriet Bonnycastle was known in the late 19th Century) was sold as the Sherwood subdivision. The Walnut Grove name was established by Harriet Bonnycastle's father, Issac Everett

Since the original subdivision in 1873, the neighborhood has grown and matured into one of the finest examples of a traditional neighborhood that Louisville has to offer.

Like many of Louisville's best traditional neighborhoods, Bonnycastle residents enjoy the benefits of a grid of connected streets, an eclectic mix of housing types and architectural styles, and proximity to Downtown, the Bardstown Road commercial corridor and Cherokee Park.

The blessings of location and setting make it a wonderful place to live, but may also prove to be a reason for concern.

The concern arises from increasing pressure on the neighborhood for higher density redevelopment. Also, Bardstown Road commercial property owners are constantly in search of additional parking resources...a good thing for business when it isn't at the expense of homes and on-street parking intended for the residents.

Finally, 21st century lifestyles (and automobiles) are in conflict with 19th and 20th century development practices, particularly as related to the alley system.

It is important that a plan be created to protect the things that are valued most about the neighborhood. This plan will serve as an aid to the Metro Council in securing funds for improvements and responding to development and zoning issues in Bonnycastle.

This picture depicts a small triangular shaped public open space between Sherwood and Cherokee Road that is an example of an asset.

How This Plan Was Developed—Neighborhood Meetings on March 9th and April 6th, 2002

This plan was developed with the assistance of many neighborhood residents and property owners. The planning process was initiated by the Bonnycastle Homestead Association and its' Planning Committee - appointed by Mayor David L. Armstrong and chaired by William Friedlander. The process has been supported by Alderman Bill Allison and assistance provided by the Louisville Development Authority.

On March 9, 2002, a kick-off meeting was held at the Twice Told Coffeehouse to introduce the process and organize volunteers for planning tasks. This was followed with a workshop on April 6th to confirm a catalogue of neighborhood assets and to open discussion on issues, concerns and opportunities that should be addressed in the plan.

What's Inside

The Bonnycastle Plan and Cornerstone 2020 — Page 2
More About Neighborhood History — Page 2
The Vision for Bonnycastle — Page 3
Neighborhood Context: The Place and its People — Pages 4-5
Assets and Preservation Strategies — Pages 6-11
Neighborhood Planning Strategies — Pages 12-17
Putting the Plan into Action — Pages 18-19

Special points of interest:

This is the first Plan ever developed for the Bonnycastle Neighborhood

Important neighborhood assets are catalogued and methods to preserve them are identified.

Plan strategies address a variety of neighborhood issues and opportunities ranging from on-street parking to the character of Cherokee Road and lands along its boundary.

The Bonnycastle Plan and Cornerstone 2020

Cornerstone 2020 is the Comprehensive Plan for Louisville and Jefferson County. The process to develop this plan began in 1992 and through the efforts of many people, including neighborhood associations, the Plan was adopted by the Louisville and Jefferson County Planning Commission and legislative bodies in 2001 (including the City of Louisville).

What does Cornerstone 2020 have to do with the Bonnycastle Neighborhood Plan? First, the Bonnycastle Plan is intended to supplement the city/county plan, providing additional guidance for planning commissioners and metro council officials in addressing development and zoning issues affecting the neighborhood.

However, before this Plan can be used for decision-making it must first be reviewed and approved by the Board of Aldermen for the City of Louisville and then incorporated in Cornerstone 2020 through official action of the Planning Commission. The Board of Aldermen approved the Bonnycastle Plan by resolution on September 24, 2002.

The second reason the two plans are related is that Cornerstone 2020 introduced the concept of a Traditional Neighborhood Form District. This is a type of land use and zoning district that now applies to the Bonnycastle Neighborhood. Much of this plan has been developed to be consistent with, and supplement, the concept of a Form District. Additional information about a traditional neighborhood form district is provided on the following page.

Finally, like Cornerstone 2020, the Bonnycastle Plan should be reviewed and updated at least every five years in order to remain current with preservation and development issues. Doing so will ensure the plan will be effective over a long period.

More About Neighborhood History

In 1848 Issac Everett purchased the property that was to become much of the Bonnycastle neighborhood. Angereau and Myrah Gray were the owners of the 158 acre farm that Everett purchased. At the time, Issac Everett was a successful businessman and the proprietor of the Galt House hotel.

Everett built a home on the purchased property and named it Walnut Grove. This home, which is now known as the **Everett/Bonnycastle Mansion,** still stands near the intersection of Cowling and Maryland and is currently part of a complex of buildings owned and utilized by the Highland Christian Fellowship.

Harriett Everett, daughter of Issac, married Capt. John Bonnycastle in the 1850's and eventually assumed control of the Walnut Grove home and property in the late 1860's

The turret (neighborhood icon) which tops the Spring Drive Apartments at the intersection of Bonnycastle Avenue and Cowling Ave.

Development of the neighborhood began in 1872 when part of the Walnut Grove property was subdivided. This original plat of development is known as the Sherwood subdivision and involved land to the west of the mansion.

The development of the Sherwood subdivision proceeded at a slow pace until two major actions took place. First, street car service was extended beyond Highland Avenue along Bardstown Road. Second, Frederick Law Olmsted completed planning for the Louisville park system and Cherokee Park was completed. Interest in the neighborhood significantly increased as a result of the public investments in transportation and parks.

Most of the neighborhood was built prior to 1912, although subdivisions continued to be added until 1953 mostly on property that was formerly part of the Walnut Grove holdings. Beginning in 1912, development moved east of the neighborhood following the relocation of the streetcar loop to Douglass Boulevard. Prior to 1912 the loop had been located at Bonnycastle Avenue.

A primary focal point of the neighborhood, the Commodore, was constructed in 1928 as apartments and in the 1990's was converted to condominiums. At the time of its construction the building was expected to be the first of a trend toward more high rise apartment buildings with views or access to Cherokee Park.

Another important element of neighborhood history includes the subdivisions planned and designed by the Olmsted firm immediately following the completion of Cherokee Park. These subdivisions were planned to provide lots overlooking the park. Frederick Law Olmsted, the designer of Louisville's gracious legacy of parks, provided four entrances to the park along Cherokee Road between Eastern Parkway and Speed Avenue.

Speed Avenue forms one of the boundaries of the Bonnycastle neighborhood and is named for Mr. J. B. Speed. The Speed Art Museum also bears his name due to the action of Mrs. Speed, who was the founder and patron of the Museum.

What is a "Traditional Neighborhood"?

Louisville's earliest neighborhoods developed in a compact manner, with houses constructed close together on small lots. Streets were built in a grid pattern with homes serviced from alleys. Wealthy people traveled by horse and carriage, but most people walked to their places of work. Corner stores within walking distance served the daily needs of residents, and shopkeepers lived above the shops. Portland and Butchertown are examples of these early neighborhoods.

When horse-drawn street cars came on the scene in 1864, followed by electric street cars in 1889, people began to rely less on walking. Newer development spread out a bit more and "main street" commercial districts emerged along the more traveled street car lines. Still, most housing was within walking distance of the street car lines and streets continued to be built primarily in grid patterns.

The development of Cherokee Park by Frederick Law Olmsted in the late 1800's contributed to the expansion of the City along Bardstown Road and the emergence of new neighborhoods like the Cherokee Triangle and Bonnycastle

Today, we think of these older neighborhoods as "traditional" not only because of their age, historic importance and location, but also due to several distinguishing characteristics. These include the narrow lots, service from alleys, on-street parking, street trees, mixture of housing and architectural types and the inclusion of parks and open space.

The participants in the Cornerstone 2020 planning process recognized that a change was needed from the land use and zoning practices of the past in order to recognize and preserve "distinguishable development patterns" within the community. Traditional neighborhoods are certainly one of the most cherished "distinguishable patterns".

The new approach to land use planning and zoning is represented in the establishment of "form districts". These districts supplement zoning provisions and provide guidelines for development that are tailored to the unique and distinguishing characteristics of a "form type". The Bonnycastle neighborhood has been designated a Traditional Neighborhood Form District, and the Bardstown Road commercial corridor designated as a Traditional Marketplace Corridor Form District.

The Vision for Bonnycastle

The Bonnycastle Homestead Association has developed a Vision and Goals for the Neighborhood Plan. These statements represent what the residents and property owners value about the neighborhood and wish either to preserve or create for their future benefit and enjoyment.

The Vision and Goals are the basis for the planning and implementation strategies of this neighborhood plan and should be utilized by the Planning Commission and Metro Council in any decision affecting the Bonnycastle Neighborhood.

The Vision for Bonnycastle

Bonnycastle is a diverse neighborhood. The diversity is exhibited in the types of property; commercial and residential, condo, rental; expense of housing; ages of buildings and people; types of terrain; both high and low densities; and levels of income. The Park [Cherokee] adds a special dimension to the neighborhood. Bonnycastle will remain a vital, safe, attractive, livable neighborhood that reflects its history, preserves its diversity, and continues to assert its importance in the economic, civic and cultural life of the community.

Neighborhood Goals

1. Limit or severely restrict the conversion of single family properties to multifamily use.
2. Maintain the character of the residential and commercial aspects of the neighborhood as well as their balance and interdependence.
3. Revitalize the commercial district on Bardstown Road by adopting and enforcing design and use standards as permitted under new comprehensive plan guidelines and at the same time engaging and supporting the business community.
4. Take advantage of the form district concepts in the comprehensive plan to adopt neighborhood zoning revisions that recognize and preserve the distinct characteristics of the diverse sub-neighborhoods in Bonnycastle.
5. Maintain public safety (actual and perceived).
6. Ensure streets and thoroughfares reinforce cohesiveness, while facilitating movement of pedestrians and vehicles and providing adequate on-street parking.
7. Preserve and expand alleys and sidewalks.
8. Enhance the urban forest while minimizing utility impact.
9. Work with the Olmsted Conservancy, Parks Department, and other interested parties to ensure that development of Cherokee Park continues and that it remain open, clean and safe.
10. Insist on, and monitor strict code enforcement.
11. Facilitate the preservation and restoration of historical properties, while maintaining the urban diversity they reflect.

These goals were developed by the Association's Planning Committee and submitted for inclusion in the Neighborhood Plan. The goals will serve as a guide to the Association's leadership for decisions and neighborhood projects.

Who Lives and Works in the Neighborhood?

Bonnycastle is more than just a place. It is home to many, an investment for others, and still others work and/or own businesses in the Bardstown Road corridor.

Knowing the number of people, homes and businesses at any one time, now or in the future, has some value for planning. This is particularly true for areas of our community that have not been fully developed. However, Bonnycastle is a horse of a different color - it is fully **built out in terms of undeveloped land.**

This means that data must be utilized in a different way if it is to have value for neighborhood planning. Home ownership, for example, can represent a far more telling characteristic about a neighborhood than just the number of people who live there.

For this reason just a few items of data have been selected from all that is available from the Planning Commission, Census Bureau and other sources to provide a gauge of neighborhood condition and performance..

This "gauge" can be monitored from time to time to determine how the neighborhood is progressing toward its goals and how well the planning strategies are working.

People and Jobs

If the total population of a neighborhood from census to census is any indication of stability, then the Bonnycastle neighborhood would stand at the head of the class.

In 1990 neighborhood population was estimated at 2,093 and the 2000 census estimate is 2,068. Bonnycastle comprises all of census tract 85 in the Highlands market area.

Population projections prepared for the Cornerstone 2020 Comprehensive Plan in 1995 forecast a significant decline in population for the neighborhood from 1990 to 2000. Those projections indicated 1,912 persons would live in the neighborhood in 2000, declining to 1,572 by 2020. It is evident from the 2000 Census that the forecasted trend to fewer people has not yet been borne out.

The median age of Bonnycastle residents is 35.6, and the average household size is 1.86. Average family size is 2.7 and there are 439 families among the 1,110 households in the neighborhood.

It is interesting to note that about one-half of all households are either males or females living alone. This number closely tracts the number of renter occupied neighborhood housing units.

The number of households and families, as well as average size and age, will be important future gauges of neighborhood stability, particularly if the perceived trend toward more rental units continues.

Total jobs by place of work in census tract 85 was 257 in 1990 and has increased over the decade to approximately 300. This trend is also reflected in the Cornerstone 2020 projections for employment, which forecasts a 30% increase in employment by the year 2020. Most jobs in the neighborhood are in retail trade and services and the increase is expected to occur predominately in the services sector.

Homes

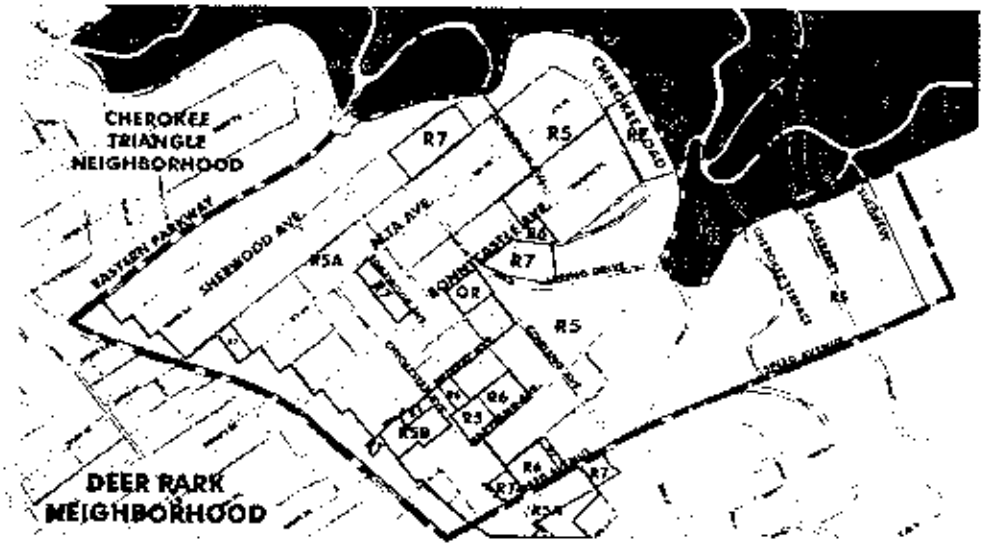
In 2000 the Census identified 1,165 total housing units in Bonnycastle. Of this total 1,110 were occupied, a vacancy rate of approximately 5%. Actually, the vacancy rate is much lower since a significant number of units were rented or sold but not occupied.

The owner-renter breakdown is 545 owner occupied units and 565 renter occupied. This may appear to be a rather precarious balance between owner and renter and one that could be tipped in favor of destabilizing the neighborhood in terms of its value for owner occupied housing.

The average household size in renter occupied units is only 1.54 when compared to the 2.19 for owner-occupied units. A characteristic of the population that may influence the balance of owner to renter households is the number of units occupied by owners whose age is 65 or greater. This number is about 10% of all occupied units indicating that if these units turn over and are converted to multifamily, the balance may be significantly altered by the next census.

The Cornerstone forecasts indicate a 16% decline in housing units between 1990 and 2020. The most recent census actually indicates an increase of 12 units between 1990 and 2000.

Existing Land Use and Zoning Districts



The neighborhood land use and zoning map above depicts general land use categories and zoning districts as of May, 2002. Bonnycastle is predominately residential with commercial and civic/public uses along the Bardstown Road corridor. There are scattered pockets of higher density residential throughout the neighborhood indicating the variety of housing types.

Zoning for the neighborhood is predominately R5A which permits no more than 2 residential units per lot. Commercial and office zoning districts dominate the Bardstown Road corridor and the Commodore Condominium property is the only parcel of OR—Office/Residential zoning in the neighborhood.

The higher density zoning districts along Cherokee Road represent apartment buildings or single family homes.

Bonnycastle Neighborhood Plan

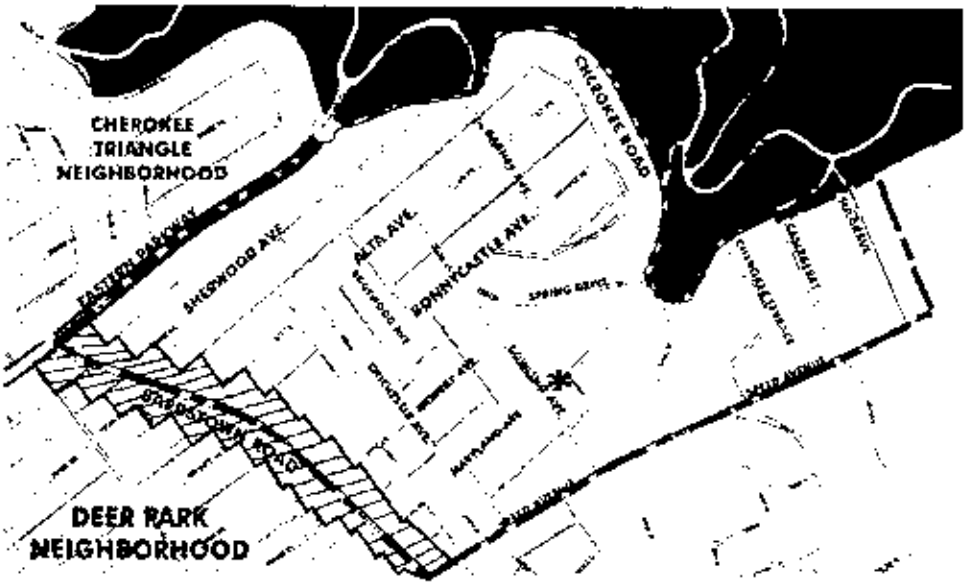
Neighborhood Boundaries and Significant Features

Neighborhood Boundary & Census Tract 85 Boundary

Original Everitt/Bonnycastle Mansion "Walnut Grove"

Olmsted Parkway

Bardstown Road Design Overlay District



June 2002

Catalogue of Neighborhood Assets

As prelude to developing a plan, participants were asked to identify places, structures, vista's or any other aspect of the Bonnycastle neighborhood they considered to be an asset.

A catalogue of neighborhood assets was developed and includes physical parts of the neighborhood such as streetscapes, buildings, civic structures and parks. It also includes other assets such as proximity to Cherokee Park and shopping opportunities along Bardstown Road.

The catalogue lists and describes the elements of place that people use to describe it as a "good" place. What makes Bonnycastle a "good" place to live is different than what makes Clifton Heights a "good" place for its residents, employees and property owners.

Bonnycastle assets impart a specific character and quality of life that is unique in Louisville. For this reason a primary focus of this plan is to identify any actions that may be necessary to ensure that neighborhood assets and the character they impart will remain viable. This is all part of what is called "place making" in the neighborhood planning terms--knowing and maintaining the elements that make a "place" special and attractive to people to live and work.

Assets are described below and have been grouped around common preservation strategies and actions.

This small open area near the intersection of Sherwood and Cherokee is a character defining asset.

Gateway and "Boundary Marker" Assets

There are a number of "gateways" and "boundary markers" to the neighborhood that were identified as assets. Each is briefly described below (and referenced to the map on pages 10-11) along with the recommended preservation strategy or action.

The Intersection of Eastern Parkway and Bardstown Road. (Map 1)
This picture depicts the southeast corner of the intersection which has recently been upgraded with landscaping, special paving and pedestrian amenities. This intersection is viewed as an important asset because it's a gateway to the Bonnycastle and Cherokee Triangle neighborhoods and the Park.

Preservation Strategy/Action
The special gateway treatment afforded

the southeast corner should be extended to each of the other three corners in order to unify the appearance of the gateway. In addition, this work should be integrated with an effort to provide designated left turn lanes from Eastern Parkway to Bardstown Road along both approaches. (See page 17 for additional information about this strategy)

The Roundabout at Eastern Parkway and Cherokee Road. (Map 2)
The statue of Daniel Boone at the entrance to Cherokee Park is one of the most well known places in Louisville.

Its placement in a roundabout linking Eastern Parkway and Cherokee Road is also a unique asset and marks one boundary of the Bonnycastle neighborhood.

Preservation Strategy/Action
The roundabout should have better directional signage to reduce confusion for visitors. In addition, the center island should be redesigned and landscaped to improve appearance and to better identify the statue, as well as the entrance to Cherokee Park. (See page 17 for additional information about this strategy)

The Intersection of Spring Drive and Cherokee Road. (Map 3)

The small triangular area that occupies a portion of the intersection was identified as an asset for two reasons. It serves to "calm" traffic on Cherokee Road (means helps to reduce speed of vehicles) and it provides a neighborhood boundary marker.

Preservation Strategy/Action
The Bonnycastle Homestead Association should seek authorization from the City to have responsibility for landscaping and signage placed within this open space. The City of Louisville has responsibility for this mini-park since it lies totally within the right-of-way of Cherokee Road—a local street.

Gateway and "Boundary Marker" Assets—Continued

The Speed Ave. and Bardstown Road Intersection and the Speed and Spring Drive Intersection. (Map 4 and 5)

Speed Avenue is the easternmost boundary of the neighborhood. Its' intersection with Bardstown Road carries the same value as a gateway as the Eastern Parkway and Bardstown intersection. As a boundary marker, many participants in the process felt that the Speed corridor represented many of the visual assets of the neighborhood—hills, long vista's, large and small homes and multifamily units.

Preservation Strategy/Action
The Bonnycastle Association should work with the City Public Works Department and the Kentucky Transportation Cabinet to prepare a compatible design for this gateway that would improve the visual appearance of the intersection and adjoining properties. This design plan should also identify measures to improve vehicular safety and reduce inappropriate activities that occur within adjoining properties.

The Bonnycastle Avenue and Bardstown Road Intersection. (Map 6)

"Gateway" is too limiting a term to apply to this asset. Formerly the end of the line for the streetcar system, Bonnycastle Avenue at Bardstown Road (and the properties which front this intersection) is a combination of gateway, historic center, commercial icon and architectural gallery.

Preservation Strategy/Action
Preserving the "character" of this area will require some definition of what that character is. Eclectic comes to mind as a defining term, but this may provide little help to planners evaluating future redevelopment activities. One preservation action is certain however. The mix of active uses should be maintained (retail commercial, restaurants, etc.). Other actions that could improve appearance, safety and functionality of the

area would include: removing some on-street parking at the intersection in order to improve visibility for drivers and provide for safe flow of traffic; widening sidewalks along the south side of Bardstown Road; working with business owners to take advantage of existing facade improvement programs; and, providing incentives for sidewalk awnings and pedestrian amenities.

Consideration should be given to landmark status for the building shown above (to the left in the picture) and a well thought out signage program to indicate that Bonnycastle Avenue leads to Cherokee Park. A neighborhood marker or kiosk should also be considered for a prominent location within this gateway. (See page 17 for additional information about this strategy)

A "One of a Kind" Asset—Cherokee Road Corridor

Map 7

Beginning or ending at either Speed Avenue or Eastern Parkway (depending on your perspective), Cherokee Road is seen by many as a neighborhood boundary, a character defining element, a link between the past and the present, and an example of the best that Louisville has to offer in terms of living environments.

Cherokee Road does provide a boundary between neighborhood and park, but also connects neighborhood and park. Large single family homes and well-placed examples of compatible multifamily structures line the street and overlook Cherokee Park.

This street provides one of the best examples in Louisville of the connections that Frederick Law Olmsted set out to provide through his park and parkway plans that were developed in the late 1800's. The "road" and its homes on one side and park on the other is a legacy that Bonnycastle has inherited. It connects our past as a burgeoning community growing along streetcar lines and around extensive planned open spaces to our future based on preserving such treasures.

Such legacies create value in a number

of ways but maintaining that value requires a careful balancing of the demands placed on the limited resource. The designers of the Bonnycastle neighborhood and Cherokee Road recognized and understood this need for balance.

The corridor contains a variety of housing types that appears to be well-balanced with the capabilities of services lanes and the number of residential units. This balance is also strengthened through common design elements involving building mass, height and relationship to the Road.

This is why we see examples of well designed multifamily blended seamlessly and compatibly with single family homes. As the neighborhood moves

(continued on page 8)

A "One of a Kind" Asset—Continued

Continued from Page 7

further into its third century the challenge will be to maintain the character of this corridor in the face of growing value and demand to accommodate additional people who wish to experience this quality of life.

Preservation Strategy/Action

How do you preserve something as valuable and desired as the Cherokee Road Corridor?

The balance of single family and multi family uses currently in the Corridor should be maintained. This means that conversion of single family homes to multifamily should not be permitted unless the following conditions are met.

First, the existing fagade of the structure should be maintained so that the view from Cherokee Road is preserved. Second, the characteristics of the building envelope for the principle structure should be maintained. This preserves the visual integrity of the Corridor as seen from the street and in relationship to the structures adjoining the property. Third, a conversion which complies with conditions one and two should be evaluated in terms of the impact of additional units and automobiles to the capacity and condition of the rear service lane. This impact should be evaluated using a ratio of 2.5 (as compared to existing multifamily zoning standard of 1.5 cars per unit) cars per dwelling unit to represent both owner and visitor parking and access requirements. Furthermore, a service lane with a "C" or worse condition should not be subjected to any additional use without the entire service lane being improved to a condition of "B" or better. Fourth, driveway access from Cherokee Road should not be permitted.

This picture taken from Cherokee Park loosing east along Cherokee Road

Finally, a major enhancement for this Corridor would be to add a pedestrian walkway along the south side of the Corridor (the house side). This would provide residents with the ability to walk along the park without venturing into the roadway or through the unimproved portion of the park adjacent to the right-of-way.

It may be necessary, given the topography of the Corridor in some locations, to utilize the full extent of right-of-way and Metro Parks easements to accomplish this task. The City of Louisville/Metro Council/Metro Parks should fund this sidewalk addition. (See page 17 for additional information about this strategy)

Area Type Assets

This type of asset encompasses a specific area of the neighborhood that has unique characteristics.

Edgewood Place (Map 8)

This pedestrian court subdivision is the only one of its kind in the Bonnycastle

neighborhood. It represents an attractive and highly valued form of residential development within the neighborhood.

Comprised of 16 homes fronting a double sidewalk with an allee of trees, with service provided through rear alleys, this development provides a pedestrian friendly means of traveling between Bonnycastle and Alta. It is considered to be an important asset.

Bonnycastle Terrace (Map 9)

The Terrace is not a traditional looking alley as it may appear on first glance. It is actually a pair of narrow service lanes (that serve the same function as alleys) divided by an irregularly shaped parcel of privately owned land containing a residential structure recently remodeled and shown in the photograph below.

The Terrace is considered to be an asset for several reasons. First, it provides a private and protected area with attractive views for people walking the neighborhood. Second, it represents an innovative mix of residence and street/service lane.

A detracting feature of this asset can be viewed from the southerly Bonnycastle Avenue entrance in the photograph to the right. The rear of the Park Terrace

Condominium complex contains a covered parking garage that extends almost to the edge of the street without provision for a landscape buffer.

Preservation Strategy/Action (for both of these Assets)

These character defining assets should be preserved from redevelopment or improvements that would substantially change any of the significant features of the assets. The Association and City/Metro Council should work with the condominium owners to design and implement some type of visual screen between the street and the parking garage. This screen would improve the appearance of the Terrace and the value and appearance of the Condominium prop-

Area Type Assets—Continued

Cherokee Terrace (Map 10)

Cherokee Terrace is one of the most sought after residential enclaves in Louisville. It is essentially a long and winding lane that traverses the area between Cherokee Road and Speed Avenue.

The road is narrow, traffic is minimal and homeowners are afforded a high level of privacy. It is another area that is highly prized by pedestrians and is yet another example of the diversity of residential environments available.

Cowling/Maryland 'Terrace' (Map 11)

Although not a formally named a 'Terrace', the extension of Maryland beyond Cowling exhibits many of the same characteristics as Bonnycastle Terrace. As Maryland passes Cowling it branches into a loop road in which the middle portion of the loop is open and somewhat landscaped. The Terrace provides access to homes that front Cherokee Road and Spring Drive, as well as the original Everett/Bonnycastle mansion and Highland Christian complex.

This 'terrace' is another example of the variety of living environments available within the Bonnycastle neighborhood.

It's importance as an asset is due to the proximity of the home for which the neighborhood was named.

Alley Between Alta and Barney (Map 12)

This alley provides a service lane to homes fronting on Cherokee Road and Alta Avenue and contains the only original brick paving remaining exposed for alleys within the Bonnycastle neighborhood. It is also widely used by residents as a walking path.

Sulgrave and Casselberry (Map 13)

This part of the neighborhood is a more recent addition. Houses are set back further from the street and amenities include period style lighting fixtures. The streets have an uncluttered, open and welcoming appearance. The fact that both streets terminate at Cherokee Park is also an advantage.

Spring Drive 'The Bell' (Map 14)

This area is known as "The Bell" due to the curvature of Spring Drive between Bonnycastle and Speed. The homes and properties that provide the 'front yard' of 'The Bell' overlook Cherokee Park. This may be the most recognizable characteristic of the Bonnycastle neighborhood due to the long views up the slope toward the homes that comprise 'The Bell'.

The size and orientation of the lots (and views of Cherokee Park) would make these properties outstanding candidates for two kinds of changes that would significantly alter this character defining asset. The first change would involve driveways to Spring Drive. The other would be redevelopment to multifamily.

Preservation Strategies/Actions for the Assets Above

The assets described above have one common characteristic—they are special places because of the mix of history, uses, and design characteristics.

When this particular mix occurs in communities, it is usually not possible to either improve upon or add to the mix in a way that is compatible. Sometimes it is better to "leave alone what is not capable of being copied".

For the Cowling/Maryland 'Terrace',

there is much to be accomplished by simply determining who will be responsible for design and maintenance and it is recommended that the City of Louisville/Metro Council work with the Bonnycastle Association on this issue.

It is also recommended that the Everett/Bonnycastle mansion be recognized in a more formal manner as the origin of the neighborhood. Although it is difficult to see from the street (as illustrated by the photo), an historic marker may suffice to accomplish this recommendation but a way finding system would be much more valuable.

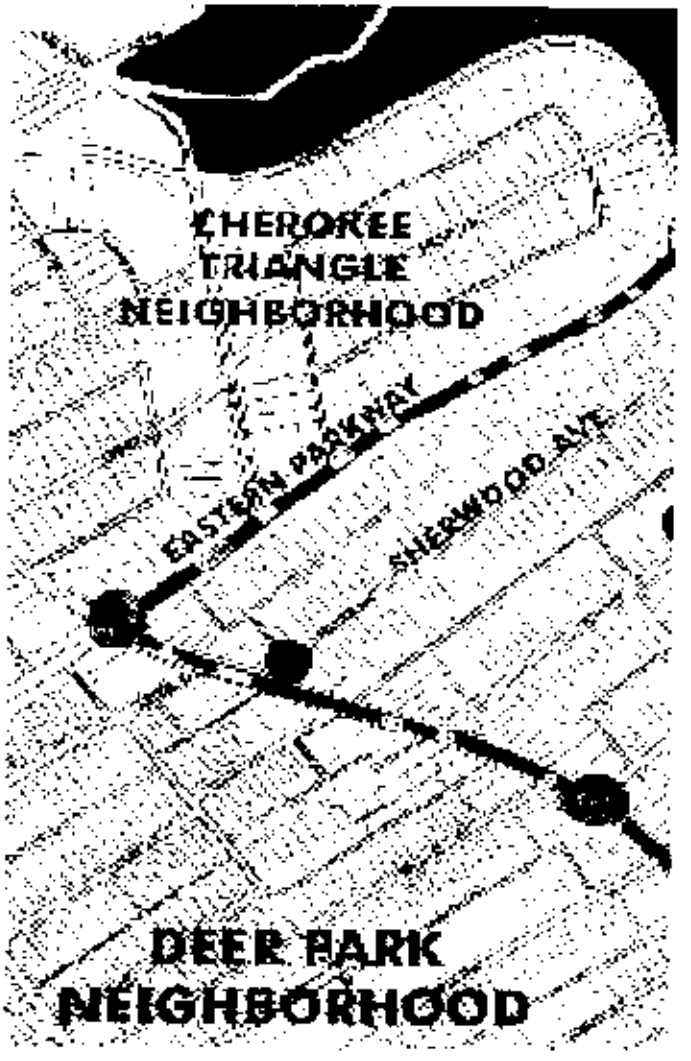
Bonnycastle Neighbor
Catalogue of Assets

Gateway and Boundary Marker Assets

One-of-a-Kind Asset Cherokee Road Corridor

Area Type Assets

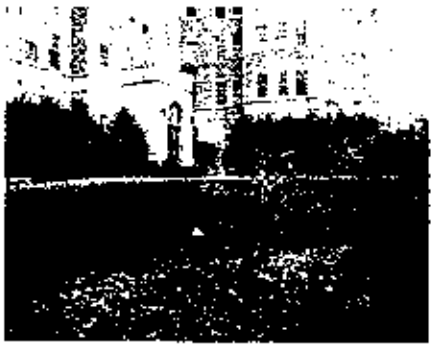
Landmark Assets



ıood Plan

"Landmark" Assets

We have taken the term "landmark" out of its usual historic context to apply here to neighborhood assets that include specific buildings, natural features and in one case a mural. These assets enrich the physical and cultural heritage of Bonnycastle and in the case of the Commodore serve as an icon for the neighborhood.



2140 Bonnycastle Avenue—"The Commodore" (Map 15)

Most Bonnycastle residents view this high-rise condominium as a prime representation of the character of the neighborhood. It's architecture is outstanding, the entrance off Bonnycastle Avenue and the garden at the rear of the property represent some of the best applications of landscape architecture, and the building itself is certainly representative of the broad range of housing types available .

1638 Spring Drive (Map 16)

The "landmark" feature of this property is the natural spring that is the basis for the Spring Street name. Handsome stone bridges cross the outfall of the spring at both property lines and the banks along this water course have been beautifully landscaped. This landmark is certainly representative of the "natural" beauty of the Bonnycastle neighborhood.

1589 Parsons Place (Map 17)

The villa style apartment building located at this address represents another fine example of architecture and variety of housing style found in the neighborhood. The building provides roofed but open porches at both ends and there is a formal circular driveway providing vehicular and pedestrian access to a single front door. Vehicular parking is provided at the rear of the building.

Part of the reason this building is a valued asset is that its' design is one of the best examples of how to integrate a multi family structure in a predominately single family context. The single principal entrance, the circular drive, the use of dormers, and other design techniques make this building appear to be a large single family home—when it actually contains six apartments.

2107 and 2109 Alta Avenue (Map 18)

These properties represent another outstanding example of an alternate method of site design in a traditional neighborhood. The cottage style homes and distinctive yards with mature trees give a "grove-like" feel to the area.

Bardstown and Sherwood—Olde Towne Liquors (Map 19)

In addition to its prominence as a neighborhood commercial mecca, the Olde Town Liquors building has a mural on the side facing Sherwood that has become a well known asset to the neighborhood. Painted by Byron Roberts and Gary Bennett with funding from the City of Louisville, this mural is representative of the quality of the visual environment within Bonnycastle.

The Everett/Bonnycastle Mansion (Map 20)

Although the Mansion is not fully visible from the street, it should have landmark status for the purposes of this neighborhood plan. This is the original home of the Everett and Bonnycastle families and the neighborhood grew from this source. The picture below is of the complex of buildings that surround the original mansion.

Louisville Fire Department Station (1735 Bardstown Road) at Bardstown Road and Maryland (Map 21)

The LFD Fire House has been adopted by the Bonnycastle neighborhood as a functional as well as architectural asset. It occupies a prominent location and is an example of a civic use well integrated within its neighborhood.

Bonnycastle Neighborhood Planning Strategies

Preservation Strategies and Actions were identified for all neighborhood assets except for those classified under the "landmark" category. Why? Because the landmark assets trigger a larger question about neighborhood planning that will be addressed in these next few pages.

There are a handful of major ideas and recommendations that have been identified to address a number of issues discussed during the planning process. Neighborhood Planning Strategies is the heading under which these ideas and recommendations have been placed. Most of the strategies will require the combined efforts of the Bonnycastle Association, the City/Metro Council and the Louisville and Jefferson County Planning Commission in order to befully implemented. Some recommendations require expenditure of funds for improvements. Where such funds are needed, methods to identify and secure funding are included with the strategy.

Finally, some recommendations represent brand new approaches to some issues - these will require some creative and cooperative thinking and if the approaches are to prove usable under existing legal and political constraints. Therefore, the Bonnycastle Association should be very active in communicating these strategies and recommendations with members and elected officials.

Traditional Neighborhood Form and Zoning Strategy

Land use regulations should fit the neighborhood and not the other way around.

The recommendation described below is certainly a candidate for creative and cooperative thinking. There is a consensus among many who participated in the planning process that one of the good things about the neighborhood is its wealth of housing types and styles—ranging from the Edgewood pedestrian court to the Commodore condominiums and the apartments on Alta and Sherwood.

There is also a consensus among those same participants that existing zoning districts in some parts of the neighborhood do not contribute to the preservation of important assets nor to maintaining the balance of owner occupied versus non owner occupied housing.

As was pointed out in an earlier part of this document, the designers of the Bonnycastle neighborhood did a great job of incorporating a variety of housing types in the neighborhood. This is a difficult task at the beginning stages of neighborhood development, and particularly challenging in mature neighborhoods like Bonnycastle.

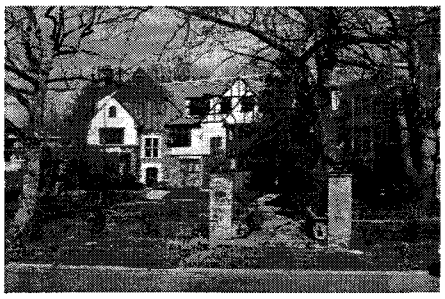
Recommended Strategy

First, a new zoning district—titled the **Bonnycastle Traditional Neighborhood Zoning District (B—TNZD)**—should be created and adopted by the LJCPC/City of Louisville or Metro Council.. The district would apply to the entire neighborhood (exclusive of the Bardstown commercial corridor) and would replace all existing zoning districts.

How would this type of zoning district work?

The district would be developed specifically for the Bonnycastle neighborhood and permit the wide variation of densities necessary to accommodate all of the Bonnycastle housing alternatives without making any one existing use nonconforming. This is done by mapping and locking in place existing housing types and densities as a maximum base density—not the potential types and densities found in the existing zoning districts (R5A, R6 or R7 for example).

For example, if a lot contained two permitted and existing dwelling units the



zoning district would permit those units to remain but would not provide for any additional 'base' density on that lot—unless specifically referenced in the **BTNZD.**

As another example, the six units that currently exist at 1589 Parsons Place would be the maximum permitted "base density" for that lot. We have used the term 'base density' to distinguish what is permitted by right versus what may be approved through a discretionary process similar to rezoning. The Bonnycastle TNZD district would specify which lots within the district may be approved for additional density/units from a pool of units that are available to the neighborhood as a whole—and not any individual property.

What purpose does this 'neighborhood pool" of units serve and how many would there be?

The TNZD regulations would specify the total number of additional units available and may be allocated through a case-by-case review and combined action of the Bonnycastle Homestead Association, the LJCPC and the new Metro Council. Anyone wishing to utilize some of these "banked" units would need to present a proposal to the Association that clearly demonstrated how the allocation would benefit the neighborhood and would implement this plan.

In addition, all parties would need to determine a "value" for the use of the requested allocation of units. This "value" (may be financial) would accrue to local government and be utilized for projects and improvements necessary to carry out the Neighborhood Plan.

Is this approach currently utilized by the LJCPC or City of Louisville?

The TNZD has recently been approved by the Louisville and Jefferson County Planning Commission and the Louisville Board of Aldermen.

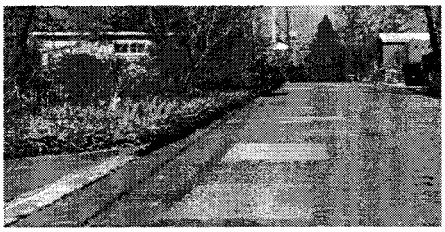
(Continued on Page 17)

Using Alleys as a Planning Tool

One of the most consistent comments heard during the course of the planning process was about the benefits of alleys and their generally deplorable condition.

The recommendation for using alleys as a planning tool attempts to pull together and coordinate the seemingly disparate elements of alley physical condition, alternative traffic circulation system and redevelopment to higher densities. How this can be done is described below.

First, redevelopment proposals should be tied (where applicable) to the condition and capacity of the adjoining alley. An alley rating system would be developed with three criteria—functionality, condition and capacity. All alleys would be rated under this system and redevelopment proposals conditioned according to the system recommendations.



The condition of this alley is better than most.

"Functionality" refers to whether the alley provides access and service to only those properties it adjoins; whether the alley is utilized consistently and historically as a pedestrian path in addition to its service and access function; and, whether an additional function is connected with neighborhood traffic circulation.

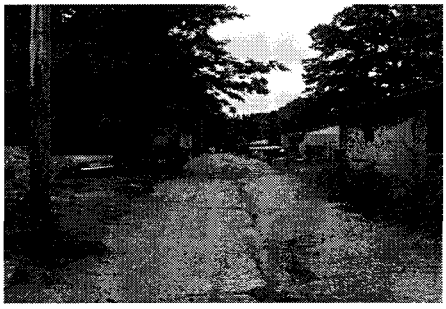
For example, the Bonnycastle Terrace pair of service alleys would be rated in the functionality category as a "B" since it provides access and service to properties and it has consistently and historically been used as a pedestrian path.

The "condition" criteria can take into account several factors such as condition of the pavement, type of pavement (brick, asphalt, gravel), and presence/location of structures within or near the right-of-way or pavement.

Generally, these criteria should be combined to produce a simple description of the alley condition such as good, fair or poor. An alley rated as poor in condition would obviously be a serious drawback for a redevelopment proposal that would add additional service and access demands further impacting the condition of the alley. This type of rating would probably necessitate that the sponsor of the redevelopment proposal upgrade the alley condition to at least a fair rating.

Finally, the "capacity" criteria would measure the capacity of the alley to handle property and service access as well as general traffic circulation requirements.

This category is more difficult to define but elements that should be considered include the width and length, spacing of structures and driveways, connections to major streets, and other features that may enhance or hinder access.



An alley that is commonly used for general neighborhood access as well as access to individual properties would have a lower capacity rating than one not used for general access. This aspect of the rating system would tend to discourage redevelopment proposals involving access to these lower capacity rated alleys.

If the rating system indicates that an alley is in poor condition, is approaching its capacity to handle service and property access needs, then redevelopment proposals for adjoining properties would have to be conditioned on improving the alley to a certain standard as well as an approvable strategy to increase its capacity to handle additional service requirements.

An Annual Code Enforcement Program

It became clear during the neighborhood planning process that many residents were concerned about possible violations of zoning and building regulations. Land use surveys performed by the Association as well as visual inspections of properties yielded a number of questionable situations.

This is not uncommon in a community as large and with as many traditional neighborhoods as exist in Louisville. Compliance with zoning, building and historic regulations and procedures is something that has typically been carried out by government agencies on a complaint basis. This requires someone, usually a neighbor, to know something about the regulations and not be afraid to file a complaint about something they may be unsure about.

This process is fraught with difficulties, is uncomfortable for a neighbor or association to pursue, and (under Kentucky law regarding enforcement) is somewhat redundant given that an enforcement officer must actually observe a violation before a citation is issued.

The need for an enforcement program was identified through the efforts of the Bonnycastle Planning Committee and by subsequent inspection of the neighborhood. A lot by lot survey of land uses indicates there is some potential for zoning violations involving the number of dwelling units per lot.

To eliminate these problems and provide a positive process, an annual Code Enforcement Program is recommended. Here's how it would work.

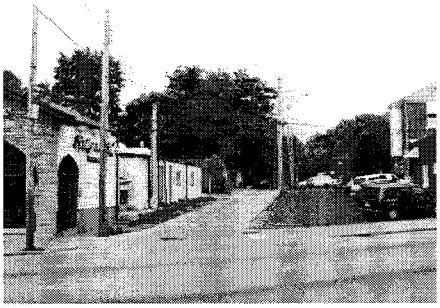
- The Bonnycastle Association would enter into a formal agreement with the agencies responsible for issuing and enforcing building, zoning and historic regulations. The Agreement would ask that agencies conduct, on an annual basis, a comprehensive inspection of the neighborhood to identify potential problems.
- Agencies would notify property owners and the Association of possible violations and seek equitable solutions to any violations discovered.

Aesthetic and Functional Improvements to the Bardstown Road Commercial Corridor

One of the chief concerns of neighborhoods all along the Bardstown Road corridor is the possibility of "commercial creep" into the neighborhood. As commercial uses grow and expand in the corridor, creating a need for more parking for customers, the users seek property or methods to provide more off-street parking

Addressing this issue on a corridor wide basis as opposed to incrementally as redevelopment proposals are presented and considered is the focus of this recommendation.

It is recommended that additional "pools" of parking be created through the closure of some alleys that penetrate through to Bardstown Road. These closures would not only free up valuable land for parking, but would also limit the amount of traffic using the alley system as an alternate to neighborhood streets or as short-cuts to various destinations along the corridor. There is only one opportunity for such a closure along the Bonnycastle side of the corridor, although there are others on the south side of Bardstown Road. This alley is shown in the picture below.



If it were determined to be feasible, the benefits of closure would be an increased number of parking spaces, an opportunity to insert more "green" within a predominately concrete environment, the elimination of a point of conflict between pedestrians and cars, and possibly an opportunity for the expansion of adjoining businesses.

Recommendations pertaining to which alleys could receive this treatment cannot be made at this point since it will be necessary to review each potential location in terms of the alley rating system, the configuration of properties adjoining the alley at Bardstown Road, and the availability of funding for such improvements.

It may also be possible to consider these pools as possible locations for transit stops and shelters and this opportunity should be coordinated with TARC.

One additional recommendation is that the Bonnycastle Homestead Association may wish to partner with other associations with Bardstown Road commercial frontage in order to investigate the feasibility of alley or street closures. It may be possible that an alley closure (on one side of Bardstown) and the subsequent conversion of the space to additional off-street parking may be crucial to the expansion/parking needs of a business on the other side of Bardstown Road.

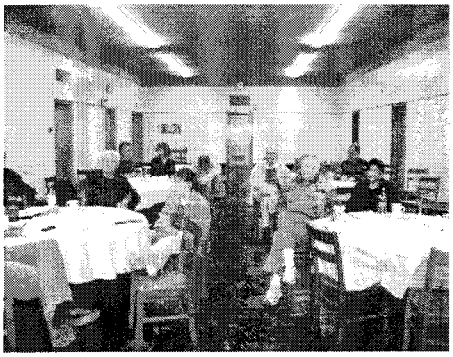
For this reason it may be advisable for several associations to approach the Bardstown Road Design Overlay District Committee and the Louisville Development Authority with this strategy.

Maintaining Neighborhood Involvement in Plan Implementation

The involvement of neighborhood residents and property owners in this process has been outstanding . Continuation of this record of participation is encouraged and there are several methods by which this can be accomplished.

First, the Bonnycastle Association should consider securing IRS approval to operate as a 501 © (3) corporation for the purpose of holding easements for the possible conservation of lands or historic facades within the neighborhood. This may also be necessary if the TNPD district approach to banking development rights is adopted.

It is also suggested that the Association register wit h the LJCPC to receive notice of individual zoning and development proposals. The Commission will provide notice to a registered neighborhood association so that it can be involved in the review of such matters.



Third, it is recommended that the Association create a Committee whose ongoing charge will be to aggressively pursue and monitor implementation of this plan. In conjunction with this action, it is also suggested that every property owner in the neighborhood receive a copy of this Plan along with names and address of Association members to contact with questions or concerns.

Finally, it is recommended that the Association create a committee to coordinate the annual code enforcement review.

Improving Linkages Between Park and Neighborhood

The "park" referenced here is Cherokee. There are a number of actions recommended to improve and better define access to the Park for residents and visitors.

These improvements begin with the four access paths that lead from Cherokee Road to the Park. A prior recommendation to implement a pedestrian walkway along Cherokee Road is one element of this strategy.

A further improvement at these locations would be to clearly mark the paths and clear an adjoining ten feet of width on each side of the path of brush and under story vegetative materials. This would improve visibility and safety for those using the paths. In addition, the marking system currently in use (stone columns) can be extended with some new stonework to better identify these locations.

Crosswalks leading from the Cherokee Road pedestrian path to the Park entrances should also be painted on the road and appropriate signage provided to warn drivers of the crosswalk locations.

It is also recommended that a way finding system be developed that leads and connects residents and visitors to a variety of significant points of interest within the neighborhood including the Park. This way finding system should be integrated with the Bonnycastle banner program along Bardstown Road and suggests that additional banners located on light poles or way finding structures be considered as a means of providing the type of directions recommended.

This picture demonstrates how thick the vegetation has grown near the entrance to the Park from Cherokee Road.

This way finding system could start by directing people from Bardstown Road to Cherokee Park along Bonnycastle Avenue (a scenic route for pedestrians, bicyclists and automobiles). This scenic route would terminate at the Park entrance at Bonnycastle Avenue.

The entrance could incorporate a park overlook structure or area for people to sit or for neighbors to congregate.

Landmark Status for "Landmark" Assets

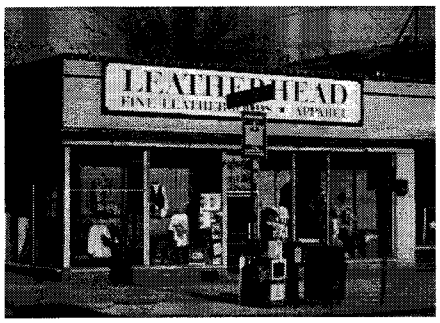
The Bonnycastle neighborhood has not been designated as an historic district nor have individual sites been nominated and approved as individual landmarks pursuant to the procedures established for the Louisville Historic Landmarks and Preservation Districts Commission.

Given the number of areas and sites identified by the neighborhood as important assets, the Association may wish to consider supporting individual site landmark designations by property owners.

The historic districting process is not recommended at this time due to the extensive and time consuming process.

Also, the districting process is a challenge due to the fact that another layer of "regulations" is involved.

Alternatives to creating a district for the entire neighborhood would be to create a district for the Cherokee Road Corridor or to seek designation of individual landmarks. Many of the benefits available for a designated historic district would also be available for individually designated sites.



In order to be considered for districting by the Preservation Commission, it must receive a petition signed by 200 residents or by at least *50%* of the property owners of the area to be considered for historic district status. At present there are many Louisville neighborhoods interested in pursuing historic district status and limited availability of LPC staff to prepare the necessary site and building evaluations for consideration.

The TNZD process (discussed in other sections of this Plan) will involve the development of design and architectural guidelines that will provide many of the protections offered by historic district status.

For this reason, and others discussed here, it is suggested that the Bonnycastle Association focus on the TNZD process and (possibly in conjunction with the Landmarks staff at the Louisville Development Authority) spend time educating property owners on the historic landmarks program and its benefits.

Asset Strategies (Continued from Pages 6 7)

Continued from Page 6

The Intersection of Eastern Parkway and Bardstown Road. (Map 1) Preservation Strategy

The addition of protected left turn lanes to the Eastern Parkway approaches to Bardstown Road has been recommended many times over the years. The recommendation has not been implemented due to the problem of sufficient right-of-way for lane improvements as well as signal phasing restrictions. It is possible, according to the City's public works staff, to implement a split phase approach to left turns. This will require, however, the coordinated efforts of the Public Works Department, Parks Department, Olmsted Conservancy and State Transportation Cabinet.

The Roundabout at Eastern Parkway and Cherokee Road. (Map 2) Preservation Strategy

The Parks Department and Olmsted Conservancy have already developed a new landscape plan for the roundabout, but have been unable to implement due to funding constraints. In addition, there are funds currently available for maintenance of the Daniel Boone statue.

It is recommended that the Association work with the Parks Department to review the landscape plan, its funding requirements and necessary additions for upgraded signature as mentioned previously.

Continued from Page 7

The Bonnycastle Avenue and Bardstown Road Intersection. (Map 6) Preservation Strategy

The City of Louisville has completed a Parking Study for Bardstown Road and its recommendations will address some of the issues described for this intersection. In particular, the Study recommended removing some on-street parking within 30 feet of an intersection in order to provide for better sight distance and maneuvering. When this is implemented at this intersection one significant problem will be eliminated.

It should also be pointed out that the buildings at this intersection are included in the Bardstown Road Overlay District. This means that any redevelopment proposal involving these buildings would have to be approved by the Overlay District Committee, who would be guided by this Neighborhood Plan. Although landmark designation would add another layer of protection for the architectural features of the building, it may not be essential given the protections possible through the Overlay District.

Existing programs designed to address building façade improvements and pedestrian amenities include those offered by the City's Office of Business Services. This Office provides design services and loans for subsequent improvements. The Office works on an individual request basis, and it may be in the best interest of the Bonnycastle Association to promote a series of building facades with common elements. This will require some additional effort of the Office but would be well worth the investment and may be a tool through which to promote the involvement of the property and business owners.

A "One of a Kind" Asset—Continued from Page 8
TNZD Strategy—Continued from Page 13

Cherokee Road Asset....

The recommendation for the addition of a sidewalk along the "house" side of Cherokee Road is one that should be very carefully implemented.

Experience with a similar project to the west of Eastern Parkway indicates that a careful design and extensive communication with property owners and others will be necessary. For that project, much of the sidewalk was placed within existing right-of-way and pavement areas—similar to what is recommended in this plan.

The purpose of this approach is to minimize the impact of the sidewalk to existing lawns, landscaping and particularly street trees. However, the topography and grades of the street and adjoining property present significant challenges to the designers to prevent drainage problems. These types of problems can be overcome through the design process. We recommend that when it becomes feasible to implement this recommendation that the Bonnycastle Association facilitate a meeting with all Cherokee Road property owners and form a working group to ensure effective communication and participation during the design process.

The TNZD Strategy....

In order to create and establish a TNZD for Bonnycastle the following steps must be completed.

1) The application to amend the zoning district map may only be initiated by the legislative body with zoning authority over the affected area based on a recommendation contained in a neighborhood plan. This recommendation accomplishes this step.

2) Preparation of an application that contains several types of information including a description of boundaries and a list of property owners.

3) Completion of a TNZD Plan that includes a Plan Map and Plan Report. The Report must address land use and density and provides site and architectural design standards and guidelines. The Report can also incorporate alley design standards that would serve to implement other recommendations of this Plan.

It is suggested that as part of the process of seeking approval of this Plan, the Association include in its discussions with the Louisville Development Authority and Planning Commission the assistance necessary to complete Steps 2 and 3 outlined above.

Putting the Neighborhood Plan Into Action

Asset Preservation Strategies

Priority	Asset(s)	LJCPC	LDA	Public Works	Parks Dept.	BHA
1	Cherokee Road Corridor including Spring Drive "The Bell" Preservation Strategy	■	■	■	■	■
2	The Roundabout at Eastern Parkway and Cherokee Road			■	■	
3	The Intersection of Eastern Parkway and Bardstown Road			■	■	
4	The Intersection of Spring Drive and Cherokee Road			■	■	
5	The Bonnycastle Avenue and Bardstown Road Intersection		■	■		
6	The Speed Avenue and Bardstown Road Intersection and the Speed and Spring Drive Intersection		■	■		
7	Edgewood Place, Bonnycastle Terrace		■			■
8	Cherokee Terrace, Cowling/Maryland "Terrace", Alley between Alta and Barney, Sulgrave and Casselberry		■	■		

Notes on Implementation

LJCPC—The Louisville and Jefferson County Planning Commission

LDA/OBS—The Louisville Development Authority or Office of Business Services

Public Works—The Public Works Department for Metro Government

Parks Department—Includes the Olmsted Conservancy

IPL/BHA—The Department of Inspections, Licenses and Permits and the Bonnycastle Homestead Association

Priorities

All of the identified assets and preservation strategies are important to the character of the neighborhood and success of this Plan. The listing from 1 to 8 is only intended to provide a guide for the Association and others in terms of the order in which implementation is pursued. It may not be financially or physically possible to pursue implementation of all the strategies concurrently. The manner in which the Association pursues implementation should not be inflexible because an opportunity may arise to implement the 8th strategy well in advance of the 2nd listed strategy.

Costs of Implementation

The Association should prepare (or have prepared) some additional information of implementation costs for each strategy. This information can be a guide to Metro Council representatives at budget preparation time.

Neighborhood Planning Strategies

Priority	Strategy	LJCPC	LDA OBS	Public Works	Parks Dept.	IPL BHA
1	Board of Alderman and Planning Commission approval and adoption of Bonnycastle Neighborhood Plan	■	■			■
2	Traditional Neighborhood Zoning District Strategy	■	■			
3	Using Alleys as a Planning Tool Strategy		■	■		
4	Maintaining Neighborhood Involvement in Plan Implementation Strategy					■
5	Annual Code Enforcement Program Strategy					■
6	Improving Linkages Between Park and Neighborhood Strategy				■	
7	Landmark Status for "Landmark" Assets		■			■
8	Aesthetic and Functional Improvements to the Bardstown Road Commercial District Strategy		■	■		

Notes on Implementation

The Neighborhood Plan will need to be approved by the Board of Aldermen and submitted to the LJCPC for incorporation in the Cornerstone 2020 Plan before the TNZD process can be formally initiated. It is suggested that the Alley Strategy be incorporated in the TNZD process as a set of standards and guidelines.

It is suggested that the BHA contact the Old Louisville Association for additional information and guidance on coordinated code enforcement. The Old Louisville Association has experience in working with the City's Department of Inspections, Licenses and Permits to address a variety of code enforcement issues.

The BHA should investigate the Brightside Beautification Grant program which makes $250 awards to non-profit groups and neighborhood associations for clean-up and beautification programs. These funds may prove useful in addressing the Improving Linkages strategy by either focusing on one park entrance per year or making four separate applications (one for each entrance), using the funds to match other programs or contributions, etc.

The Association may wish to undertake support of a landmark designation for a single property in the neighborhood as a means of educating its members on the process.

Bonnycastle

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More about the Bonnycastle Neighborhood Association....

The Association is grateful for the assistance and input of our neighbors, property owners and businesses for the development of this neighborhood plan. Without this assistance our plan would not have the consensus support for its presentation to and approval by the City of Louisville Board of Aldermen and the Louisville and Jefferson County Planning Commission. We are particularly grateful to Stephanie Webb, immediate past president of the Association, Steve Huelsman, current president of the Association, and Bill Friedlander, Chairman of the Bonnycastle Planning Committee, for their leadership.

We are also very grateful to Alderman Bill Allison for the guidance and support he provided to this process, and the administration of the Honorable Mayor of the City of Louisville David L. Armstrong..

The members of the Bonnycastle Planning Committee include Steve Huelsman, Art Cromer, William Friedlander, Gail Henson, Claudia Jackson, Robert Lawrence, Tricia Lister, Barbara Reichardt, Rob Riley, Larry Spitzer, Aru Tarr, Norma Bisig, Doug Stegner, Ann Treibsch, Stephanie Webb, Stan Whetzel, John Robinson, Peggy Alexander, and Monica Tate.

What Happens Next?

The Bonnycastle Neighborhood Plan has been officially approved by the City of Louisville Board of Alderman, and the Comprehensive Plan for Louisville and Jefferson County was formally amended on July 15, 2002 (this date is just a placeholder and will be updated at the appropriate time), to include the Plan.

The Neighborhood Plan now has official status and the Planning Commission and the Metro Council must now consult the plan for guidance on issues related to future development and redevelopment within the neighborhood.

Like other parts of the Comprehensive Plan, state statutes (KRS Chapter 100) requires that the plan be updated at least every five years. So one of the things that will happen in the future is the Bonnycastle Homestead Association should work with the Metro Council and Planning Commission to ensure the update occurs and that any necessary changes to the Bonnycastle Neighborhood Plan are included.

This plan also makes several recommendations for capital improvements within the neighborhood and Cherokee Park. The Homestead Association should work to ensure these recommendations eventually are included in the capital improvements budget for the Metro Council.

Finally, the Homestead Association and Planning Commission will need to work hand in hand to ensure that the recommendations to apply for historic district status and to conduct annual code enforcement reviews are implemented.

The Bonnycastle neighborhood has evolved into one of the most attractive and dynamic places in Louisville due in no small part to the early planning efforts of the Bonnycastle's and Olmsted's. This plan should help to guide future development and redevelopment during Bonnycastle's third century, building upon the earlier tradition for good planning.

CITY OF LOUISVILLE 1778

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