

PD-DEVELOPMENT PLAN
PATTERN BOOK

DEVELOPED BY:
JDG TRIANGLE PARTNERS, LLC
Case Number #16ZONE1044
September 2019

ONE PARK

PIAZZA



DEVELOPED BY:
JDG TRIANGLE PARTNERS, LLC



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MANAGED BY:



EXISTING CONDITIONS

ONE PARK is located at the crossroads of Lexington Road and Grinstead Drive. It is the first block from Interstate 64. Interstate 64 handles 71,400 daily autos (KYTC 2016). Lexington Road is an arterial road that connects downtown to the City of St Matthews. The traffic level on Lexington Road just west of Etley has decreased from 11,500 average daily traffic (ADT) in 2016 down to 11,000 ADT in 2017. Grinstead Drive southwest of Etley toward Bardstown Road decreased from 26,800 ADT in 2016 to 26,000 ADT in 2017. Grinstead traffic reduces further to 14,100 ADT in the Highlands neighborhood. Relative to other urban arterials, these are not problematic traffic levels. (See the Traffic Impact Study for more information.)

The project site is near Beargrass Creek which was realigned along Interstate 64. The creek is a major urban stream in Louisville. Across Grinstead Drive from the site is Willow Pond, a 4-acre water body amenity. It is the only significant urban water body in the City of Louisville inside the Watterson Expressway. This portion of Cherokee Park around Willow Pond presents opportunities for visitors to experience a more meaningful, passive water-oriented activities and to enjoy the park.

Different from Willow Pond is MSD’s Waterway Protection Tunnel. It is an underground holding facility which will contain 54.5 million gallons of combined sewer effluent as a part of the EPA consent agreement. On the surface, it will offer a new public green space and trailhead for the Beargrass Creek Trail. This proposed development will increase opportunities for usage of the Beargrass Greenway, a positive urban trail that connects to paths and bike lanes leading to downtown.

The ONE PARK site is next to Cave Hill cemetery which is 297 acres and has approximately 120,000 people interred as of 2002. There is room for about 22,000 more graves. The cemetery opened in 1848 and inters those from the Revolutionary War like George Rogers Clark to those from the present day like Muhammad Ali.

The ONE PARK site is also immediately adjacent to Cherokee Park which is approximately 389 acres and adjoins the 521-acre Seneca Park just beyond it. Fredrick Law Olmsted’s firm designed the parks in 1891 and 1928, respectively. As a designer of major urban parks, Olmsted anticipated dense/intense development adjacent to his parks, which were intended and designed to contribute to healthier cities by offering useable open spaces within the urban core. As the suburban Parklands of Floyd’s Fork encourages new development along its 26-mile linear edge, redevelopment of under-utilized and under-planned sites, like this one, are essential to retain the attractiveness and vibrancy of Louisville’s urban core adjoining Louisville’s urban parks.



Existing Condition

HISTORY

The history of this crossroads site has long been a transitional one because its unplanned nature. The prominent corner of Lexington and Grinstead currently features a stripped-down convenience and gas station. Prior to its present use, it also did vehicle repair. Due to the unplanned nature of this site, it has been largely impervious with the incongruous mix of buildings and parking lots. No portion of the site has ever been planned or subject to the local pre-“Plan Certain” regulation. This means that no development plans or discretionary reviews are needed in the context of the approved uses of C-2.



Existing Condition



View of the site today at intersection of Grinstead Drive (left) and Lexington Road (right)



View of gas station at Grinstead Drive and Lexington Road

CURRENT CONDITION

The current uses of the site are a fitness/health club in a former auto shop; a restaurant of 11,000 sf; a gas station with a large pylon sign; a dry cleaner; a used car lot; a milliner; a car wash; a coffee shop; a billboard; and a large surface lot in the center of the parcels. The varied uses are due to the pre-“Plan Certain” C-2 zoning for the block which allows for intense, car-centric development. The layout of the buildings and parking are as storied as the history of this block. There are currently 18 curb cuts into the various businesses. Much of the curbs, stormwater inlets, and sidewalks that surround the site have fallen into disrepair over the years with a patchwork of repairs. In recent years, JDG Triangle Partners has purchased all 10 parcels in this triangular-shaped site. JDG Triangle Partners has tried its best to find quality tenants.



View of the site today on Grinstead Drive



View of the site today on Grinstead Drive half way between Lexington and Etley



View of the site today on Grinstead Drive half way between Lexington and Etley



View of the site today at Grinstead Drive at Etley Ave



View of site today at Etley Ave and Lexington Road



View of site today at Etley Ave and Lexington Road



View of site today at Etley Ave and Lexington Road



View of site today along Lexington Road



View opposite of site along Lexington Road (fire has taken out building on left)



View opposite of site today along Lexington Road



Infrastructure Conditions along Grinstead Drive



Infrastructure Conditions along Grinstead Drive



Infrastructure Conditions along Grinstead Drive



Infrastructure Conditions along Grinstead Drive



Infrastructure Conditions along Grinstead Drive



Grinstead Drive at Etley Avenue



Lexington Road and Grinstead Drive

DEVELOPMENT VISION

JDG Triangle Partners vision for the ONE PARK site is a stunning building design that will receive national acclaim for its architecture, combination of interactive uses, and prominent location next to a major urban park at the gateway to Louisville's downtown. Further, JDG Triangle Partners sees this project as:

- The crossroads of four neighborhoods leading to downtown
- A gateway into downtown from Interstate 64
- Creating street character that is pedestrian oriented
- Having multi-modal access and connections (Complete Street)
- Using sustainable principles that benefit the environment
- Involving a mix of uses for work, retail, residence, and recreation, being a community unto itself and being one that supports and interacts with the communities around it
- Providing access and views to the recreational uses around it



Grinstead Drive showing Piazza space near Etley Avenue





First Design

Older versions of the project shown here were changed based on the feedback from the Charrette meetings



Second Design



Third and Current Design

BENEFITS TO THE COMMUNITY

- Rids the community of an unplanned eyesore at a gateway location to downtown Louisville and nearby urban parks
- Helps accommodate the increasing demand for urban housing
- Helps accommodate economic opportunity inside the Watterson Expressway
- Better utilizes an unplanned block with already existing infrastructure
- Redevelops on arterial roads along the interstate with convenient, direct access
- Increases area vibrancy through new business opportunities
- Promotes Louisville's competitiveness with its most attractive competitor cities (Charlotte, Nashville, Indianapolis, and Austin)
- Better utilizes Cherokee and Seneca Parks and links them to the urban environment which connects the parks to downtown
- Creates stronger interest in development along the arterials e.g. Lexington, Main/Market

CHARRETTE - RESULTING CHANGES TO THE PLAN

- Widens sidewalks for better pedestrian movement and to accommodate outdoor amenities
- Moves buildings back to allow for greater streetscape space
- Improves streetscape with trees, pavers around the trees, outdoor lighting, and outdoor seating
- Steps back buildings above 6th level to diminish its street presence
- Changes building design and materials on lower six levels on Grinstead side to reflect more traditional elements found in the Cherokee Triangle
- Creates a separated six level building at the corner of Etley Avenue and Grinstead Drive
- Creates a communal gathering space between the corner building and balance of the structure
- Showcases a variety of building materials with more traditional materials on Grinstead and more contemporary on Lexington Road and the mid-rise above
- Eliminates parking from perimeter of building such that the entire structure, except points of access, are surrounded by residential and commercial uses
- Adds solar panels to the roof area not already proposed as a green space
- Creates upper level green infrastructure for residents, guests, and/or public enjoyment
- Includes sustainability in various aspects of building design
- Assures retail space can accommodate highly desirable uses such as an urban grocery and bike/pedestrian-oriented businesses
- Prohibits a large number of currently permitted C-2 land uses



- Works with City’s plan adding bike lanes on Lexington Road
- Makes provisions for bicycle parking
- Makes provisions for car ride sharing drop off/pick up
- Makes provisions for TARC drop off/pick up
- Proposes a signal at Etley Avenue and Lexington Road for left hand turns
- Proposes a pedestrian crossing signal on Etley Avenue and Grinstead Drive
- Shows dual lefts onto Grinstead and leading to I-64 ramp for better access
- Provides good access and internal circulation for all modes of travel
- First high-rise tower was reduced to an 18-story mid-rise structure
- Second high-rise tower was eliminated
- Third high-rise tower was eliminated

PERMITTED LAND USE CATEGORIES

Land Use Category Table:

The following uses will be permitted in ONE PARK’s Planned Development District (PDD). The category titles correspond to the PDD Use Plan.

Residential Uses:

- Apartments and condominiums
- Assisted Living
- Extended Stay Lodging
- Home Occupations
- Live / Work Units
- Short Term Rentals

Office:

- General
- Professional
- Medical

Retail:

- Antique / Boutique
- Apparel
- Art Gallery
- Artist Studio
- Bars and Restaurants with live music with outdoor sales and consumption of alcoholic beverages
- Banking / Financial

- Barber / Beauty
- Bike Sales and Service
- Books
- Coffee / Café
- Dance Instruction
- Day Care
- Dry Cleaners
- Fitness / Athletic
- Florist
- Grocery store with liquor sales
- Hair Salon and / or spa
- High-end Luxury Brands
- Interior Design / Decorating
- Jewelry
- Micro-brewery and micro-distillery
- Package Liquor
- Pharmacy
- Photocopying / Duplicating
- Photography
- Retail Sales
- Sporting Goods
- Tailor
- Veterinarian

Hotel:

- Hotel, including ancillary restaurants, bars, shopping space, and conference / event / meeting space

Rooftop Uses:

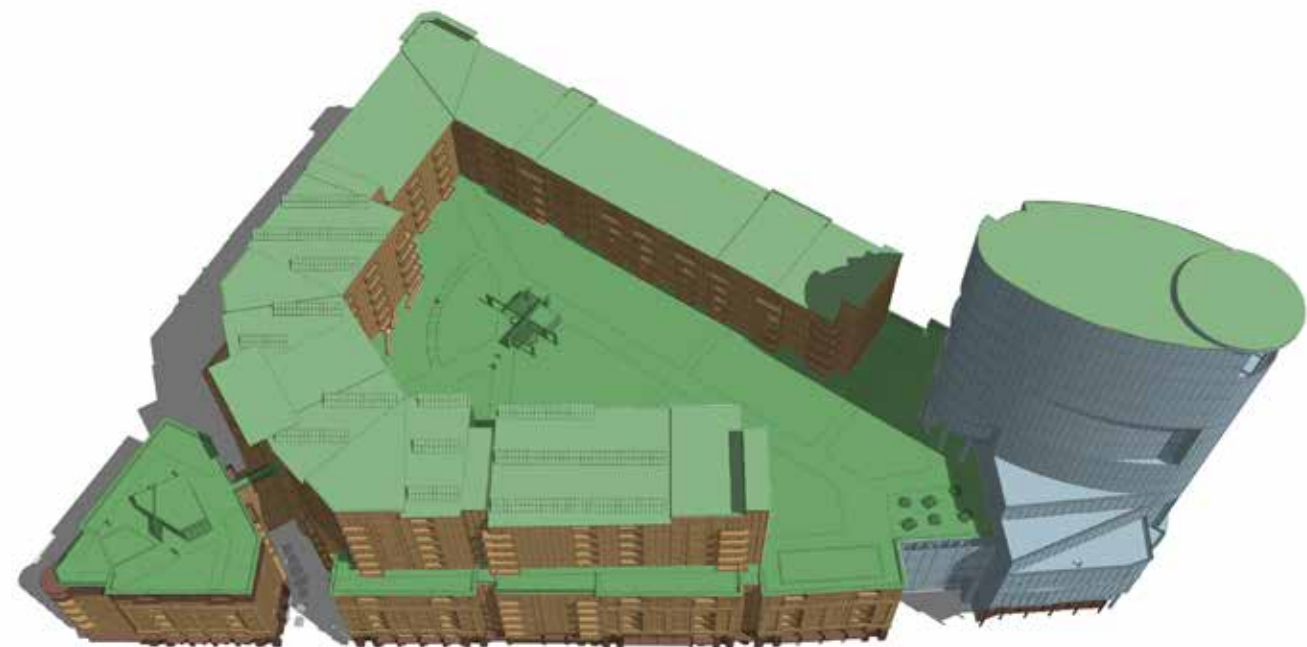
- Uses listed under Residential, Office, and Hotel which may also include retail, mechanical equipment, elevator access, elevator pent-house, shade or screen panels, green space, restaurants, event space, solar panels, and pools.

LIMITED USES

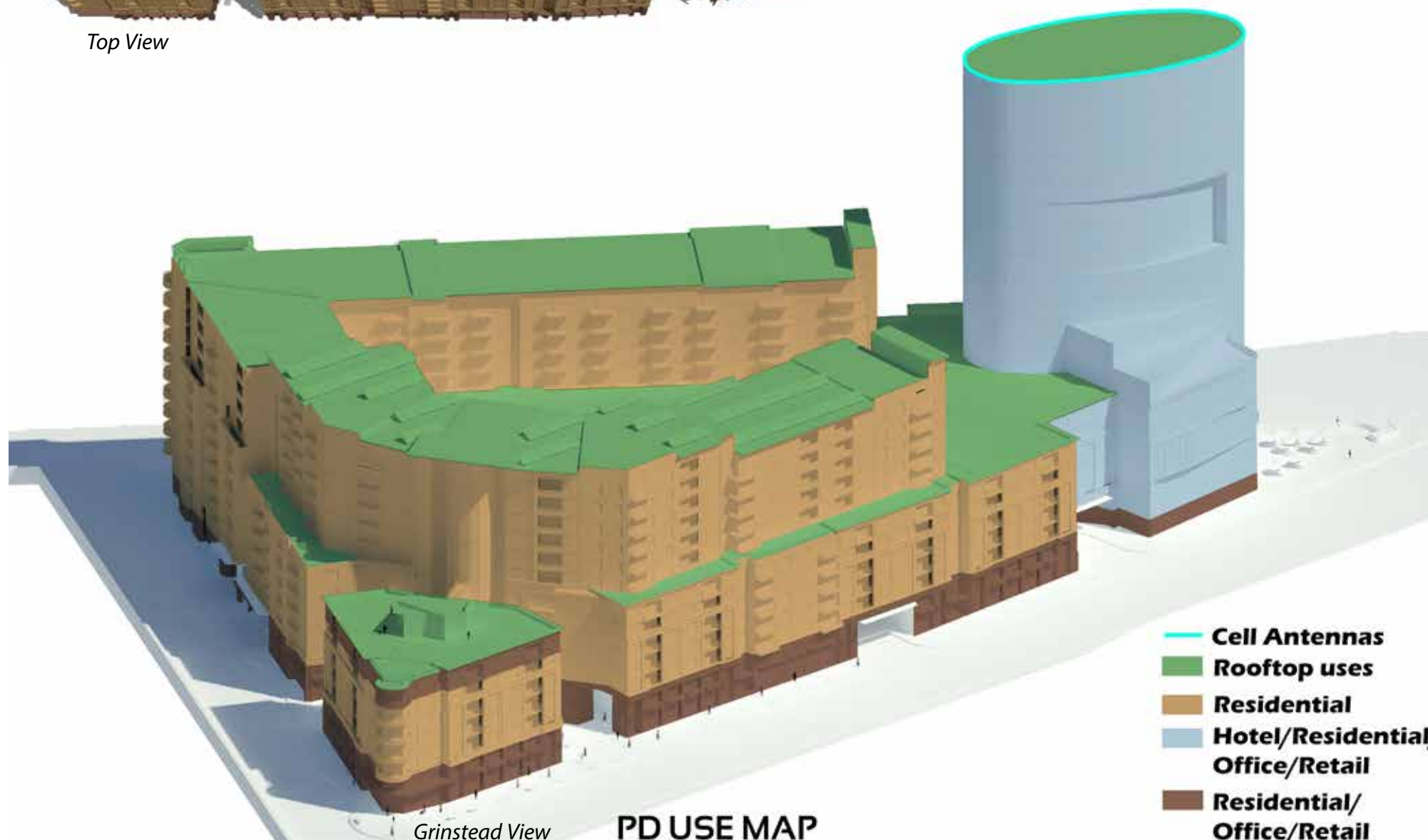
Cell Antennas will be limited in location to the top of the mid-rise.

PROHIBITED USES

Everything not mentioned above is a prohibited use.



Top View



Grinstead View

PD USE MAP

- Cell Antennas
- Rooftop uses
- Residential
- Hotel/Residential/
Office/Retail
- Residential/
Office/Retail

PLANNED DEVELOPMENT USE MAP

ONE PARK is designed like a layer cake with two podiums and a single mid-rise at the corner. The buildings are set up so that the street level businesses are visible and accessible along the streetscape. A parking structure is located at the interior of the building with five access points. As one goes up floors, the parking structure is "skinned" with apartments around the sides with a parking structure in the interior. The mid-rise is designed to accommodate the uses of hotel, office, and/or residences.

The building is based on a flexible group of approved uses listed on the previous page. This includes retail, restaurant, café, dry cleaner, and grocer uses that may occur on the ground floor with access around the perimeter of the building. They will have their own doorways along the streets, and some may have entries from the garage side on the interior of the building.

The proposed hotel contributes to the mixed-use concept for office workers, visiting guests, or family members of residents that may need a place to stay close by. The hotel also serves the surrounding neighborhoods which do not have a hotel within 2 miles of the site. The hotel will have an entry point from Grinstead Drive for pick up and drop off. The lobby, concierge, restaurant, and ballroom for the hotel will be on the lower levels. The elevators will take the guests up through the lower floors to the hotel suites located in the mid-rise above. The hotel will have up to 250 suites.

Due to the wide range of uses and their opening and closing times, ONE PARK will have 24 hours of operation. Trash pickup will occur between 7am and 7pm.

DIMENSIONAL REQUIREMENTS

- Ground floor offset of the façade will vary between 0' and 15' from the property line.
- The maximum FAR will be 10. FAR does not include the parking structure, which codes typically do not include as part of the FAR calculation.
- The maximum dwelling units per acre will be 180 du/ac.
- First floor will be 20' tall (floor to floor).
- The tower will be allowed to a maximum height of 18 stories from ground level, located at intersection of Lexington Road and Grinstead Drive.
- The number of stories along the facade are shown on page 32.
- Red lights will be placed on the building to assist with air safety.
- Balconies will be allowed to overhang into the right-of-way provided a license agreement with Public Works and KYTC can be obtained.

EXTERNAL VEHICULAR CIRCULATION

ONE PARK connects to the public right-of-way in four places. This is a reduction from the 18 entrances that currently exist. The entrances onto Lexington Road, Grinstead Drive, and Etley Avenue are proposed to have full traffic movements during most hours of the day. During peak traffic times, “No Left Turns” signs will be lit in the garage. The existing curb locations along Grinstead and Lexington will remain as they are for continuity of the current lane configurations.

Etley Avenue will be used as a main conduit into and out of the building. As highlighted in the Traffic Impact Study, improvements will be made on Lexington Road. Through the Charrette process, neighbors highlighted their desire for a safe pedestrian crossing to the park at Grinstead and Etley. As a part of a review for a pedestrian signal, this project requests KYTC also review a well-timed, vehicular/pedestrian signal to safely allow left-turning movements at Grinstead and Etley and to improve pedestrian access from the Highlands to this development.

Due to the anticipated changes in auto ownership and demographics, car sharing pickup/drop off spaces have been added at ONE PARK along the sides of the building.

Further traffic circulation detail can be found in the Traffic Impact Study.



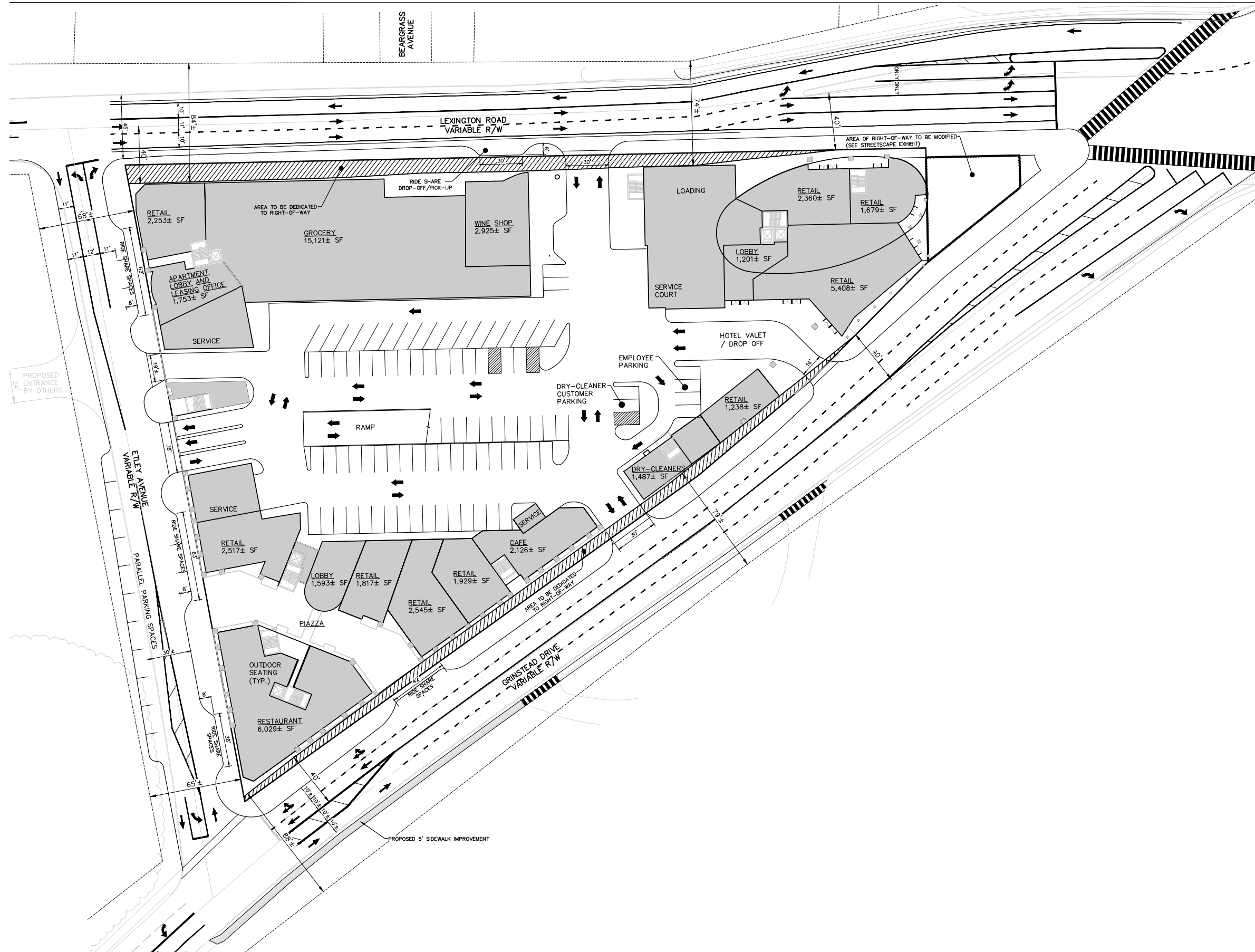
AM trips
due to the
project



PM trips
due to the
project

The plan shows existing bike lanes, wide sidewalks, ride-share pick-ups/drop-offs, and dual left turn lanes from eastbound Lexington onto northbound Grinstead.

The plan shows existing bike lanes, wide sidewalks, ride-share pick-ups/drop-offs, and dual left turn lanes from eastbound Lexington onto northbound Grinstead.



BICYCLE CIRCULATION

It is the intent of ONE PARK to encourage alternate modes of transportation such as cycling. New bike paths were added on Lexington Road in September of 2017. Nearby bike lanes were added on Grinstead Drive in 2015. Beargrass Greenway appears on the other side of Lexington Road at the intersection of Lexington and Grinstead. Approximately 389 acres of Cherokee Park and 531 acres of Seneca Park are also located on the other side of Grinstead Drive from the site.

ONE PARK also encourages alternate mode uses such as bike shops, bike repair, short-term bike parking (bike racks) at street level, and long-term bike storage in the parking structure. Riding on the sidewalk, other than at the intersection of Lexington and Grinstead, is not allowed per city ordinance, but cyclists are encouraged to walk with their bikes on the sidewalks to the businesses. It has been contemplated that a sizable piece of creative public art could be placed in the City-owned space at the corner of Lexington and Grinstead that could also incorporate significant bike parking with an overhead rain shelter.

PEDESTRIAN CIRCULATION

Pedestrian connections across the roadways are proposed. This increases the connections to the surrounding neighborhoods and this development’s connections to neighborhoods, Butchertown Greenway, and Cherokee Park.

The streetscape along Lexington, Grinstead, and Etley will be greatly enhanced by the proposed development. The area currently has broken sidewalks, low amount of landscaping and tree canopy, and little pedestrian lighting. The proposed development presents a cohesive streetscape that unifies the block and vastly improves the pedestrian environment. The pedestrian walking/clear zone will have a minimum of 5’ clear of amenities. Street amenities include café seating, bike parking, pedestrian lighting, and street trees.

ONE PARK furthers the 2015 Lexington Road Corridor Transportation Plan by providing a destination with positive pedestrian uses in the neighborhood, as well as providing good examples of streetscapes.

TARC CONNECTIONS

A TARC bus stop on the 25 Route (on the Grinstead side of ONE PARK) will occur along Grinstead Drive. TARC considers this block fully served by mass transit with this stop as it has seven-day service.

As a part of the Charrette process, the neighbors expressed a desire to have a TARC route along Lexington Road. This should be evaluated by TARC due to the recent additions of multi-family projects along Lexington Road such as Axis on Lexington and The Woods at Lexington Road, while connecting downtown to St. Matthews on a limited stop route. The shared car pick-up/drop-off spot on Lexington Road could serve as a TARC stop for eastbound buses.

INTERNAL VEHICULAR CIRCULATION & PARKING

Parking for the various uses is internal to ONE PARK using a central parking structure. Four access points are made into the parking structure. At the center of the parking structure is a ramp that moves vehicles between floors. Large truck access and circulation has been planned and is accounted for on the ground level. Loading docks and storage are shown.

There are 1202 parking spaces provided. No parking minimums for each use, or the whole development, are required. The parking provided is based on the parking need for the various uses as shown on the development plan.

Parking proposed by the current uses is shown on the development plan, but this patternbook gives the flexibility for parking to fluctuate with different uses due to transit ridership and captured trips from the mixed use of the building. Based on current LDC standards, there is a 10% reduction in parking due to the full-service transit provided by TARC Route 25. The Traffic Impact Study also indicates a 15% reduction in parking needed due to “captured trips” - a person using a combination of the uses does not generate new travel trips or parking needs. When the need for parking decreases due to demographic and social changes in auto usage, this plan will allow for the parking area to be used in new ways which may include storage, new retail space, new residential units, service-based businesses, and vehicular/mobile-based businesses.



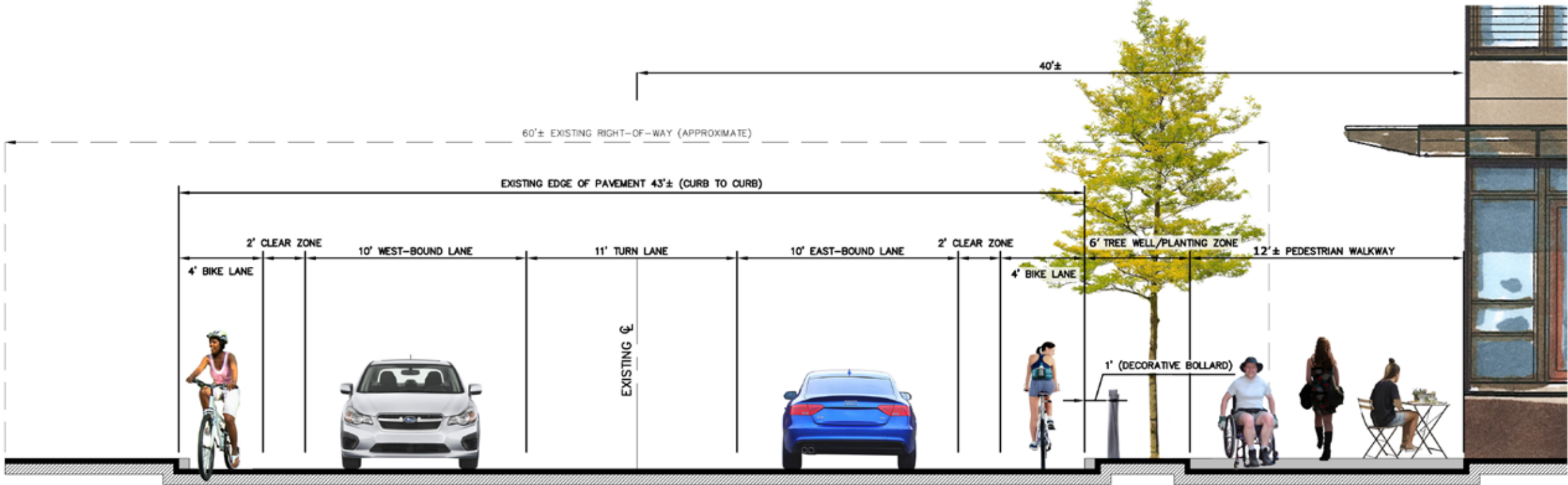
GRINSTEAD DRIVE - SECTION E-E



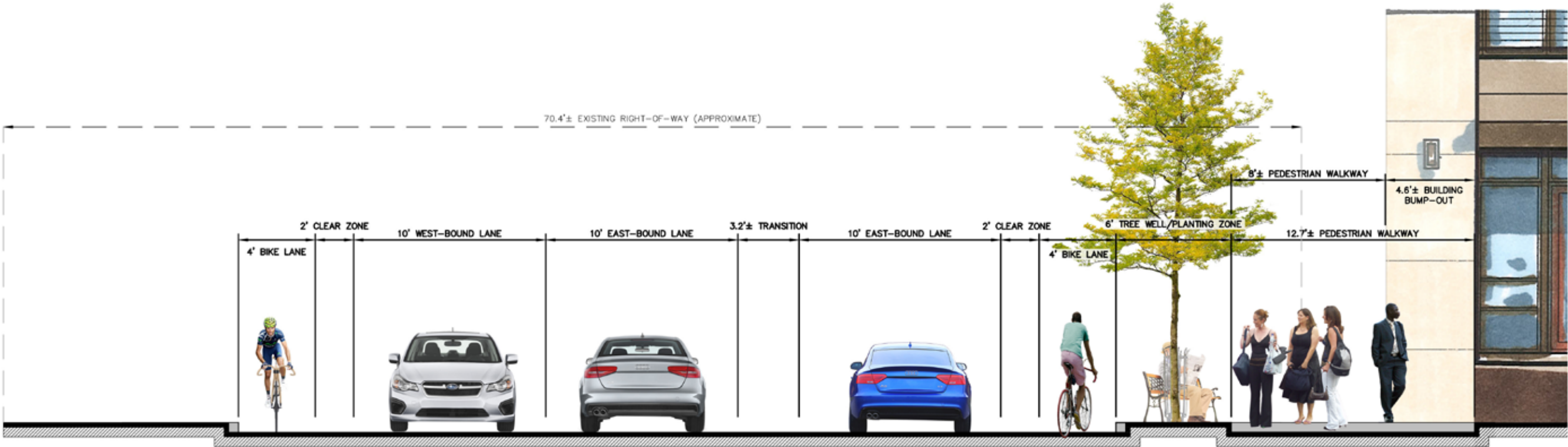
GRINSTEAD DRIVE - SECTION F-F

Section cut letters can be found on the Development Plan

CROSS-SECTIONS

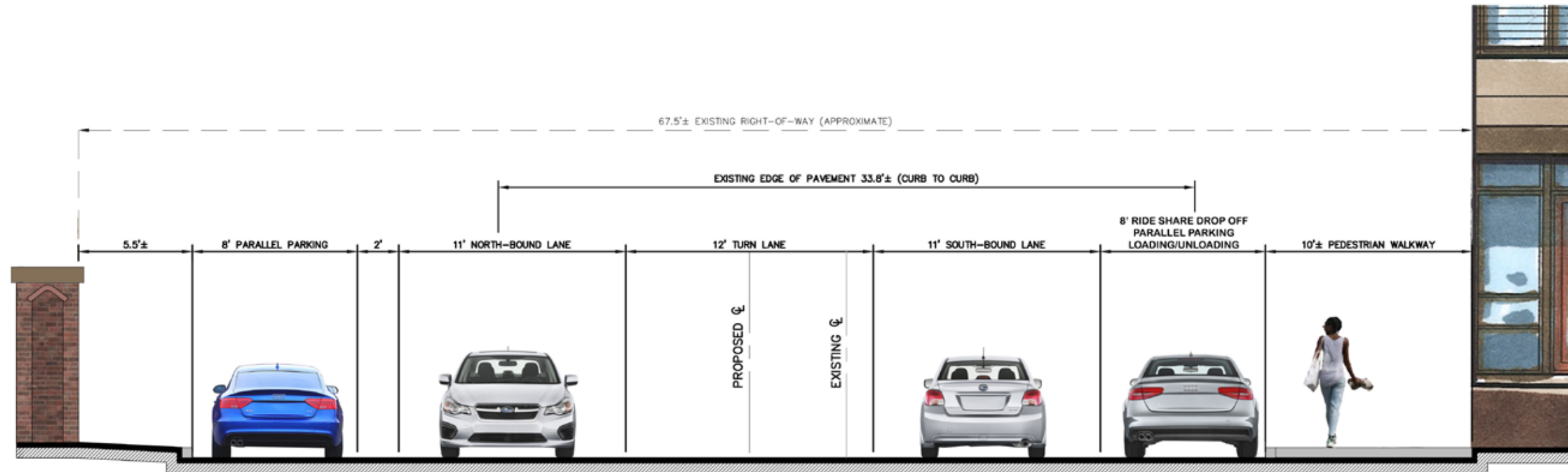


LEXINGTON AVENUE - SECTION A-A

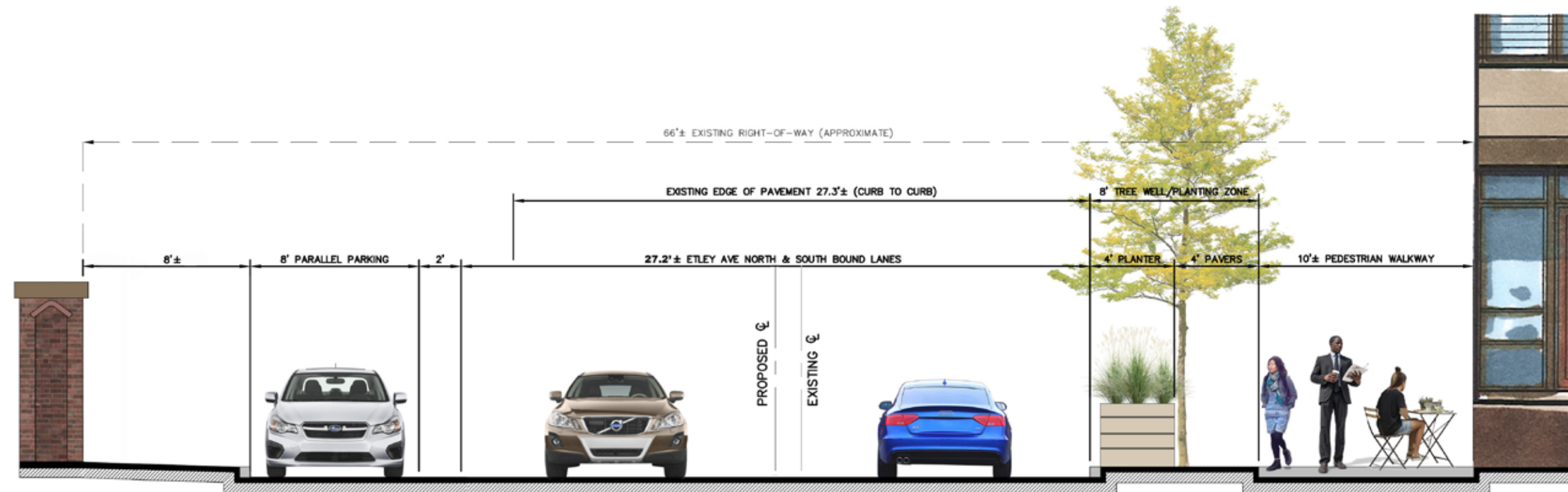


LEXINGTON AVENUE - SECTION B-B

Section cut letters can be found on the Development Plan

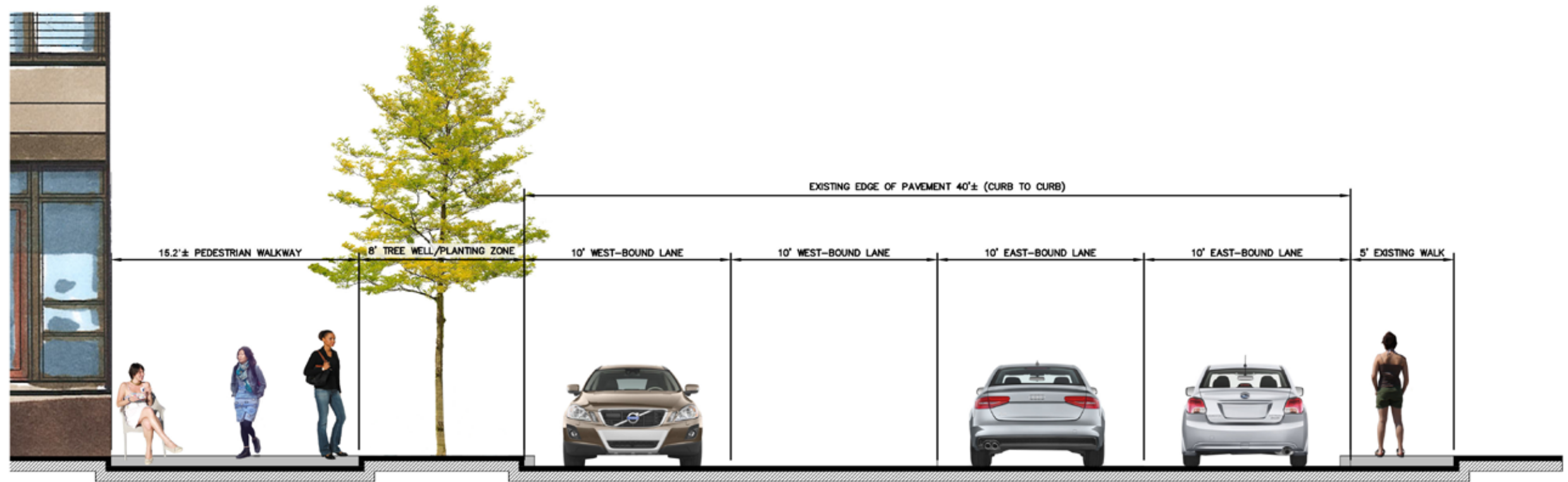


ETLEY AVE - SECTION C-C

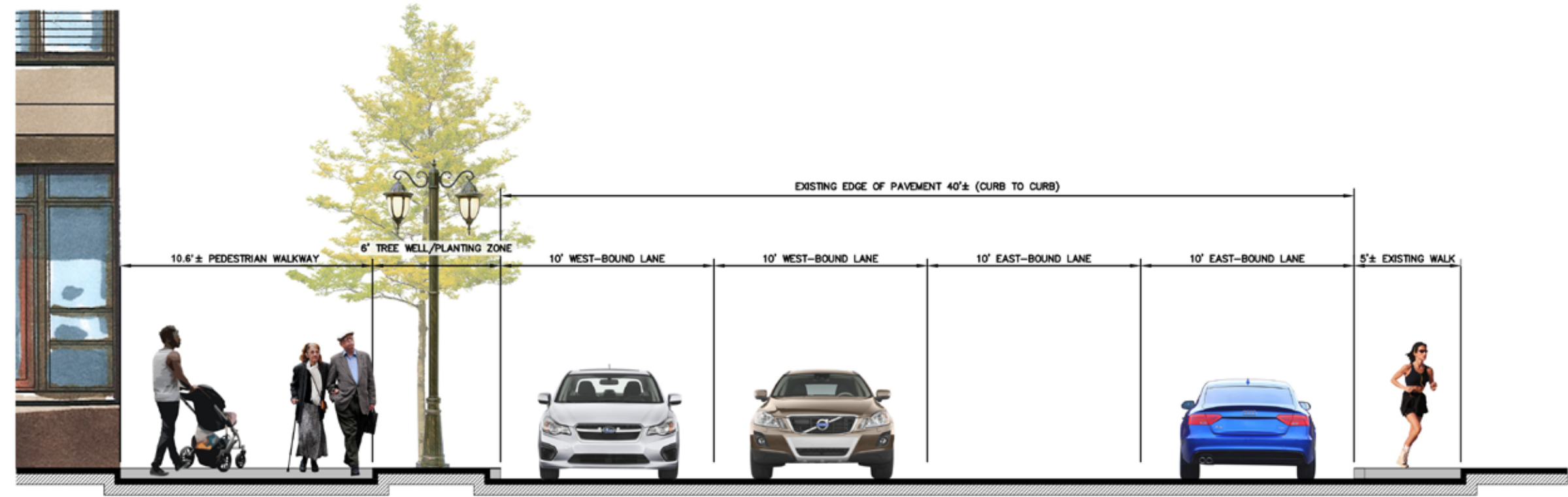


ETLEY AVE - SECTION D-D

Section cut letters can be found on the Development Plan



GRINSTEAD DRIVE - SECTION E-E



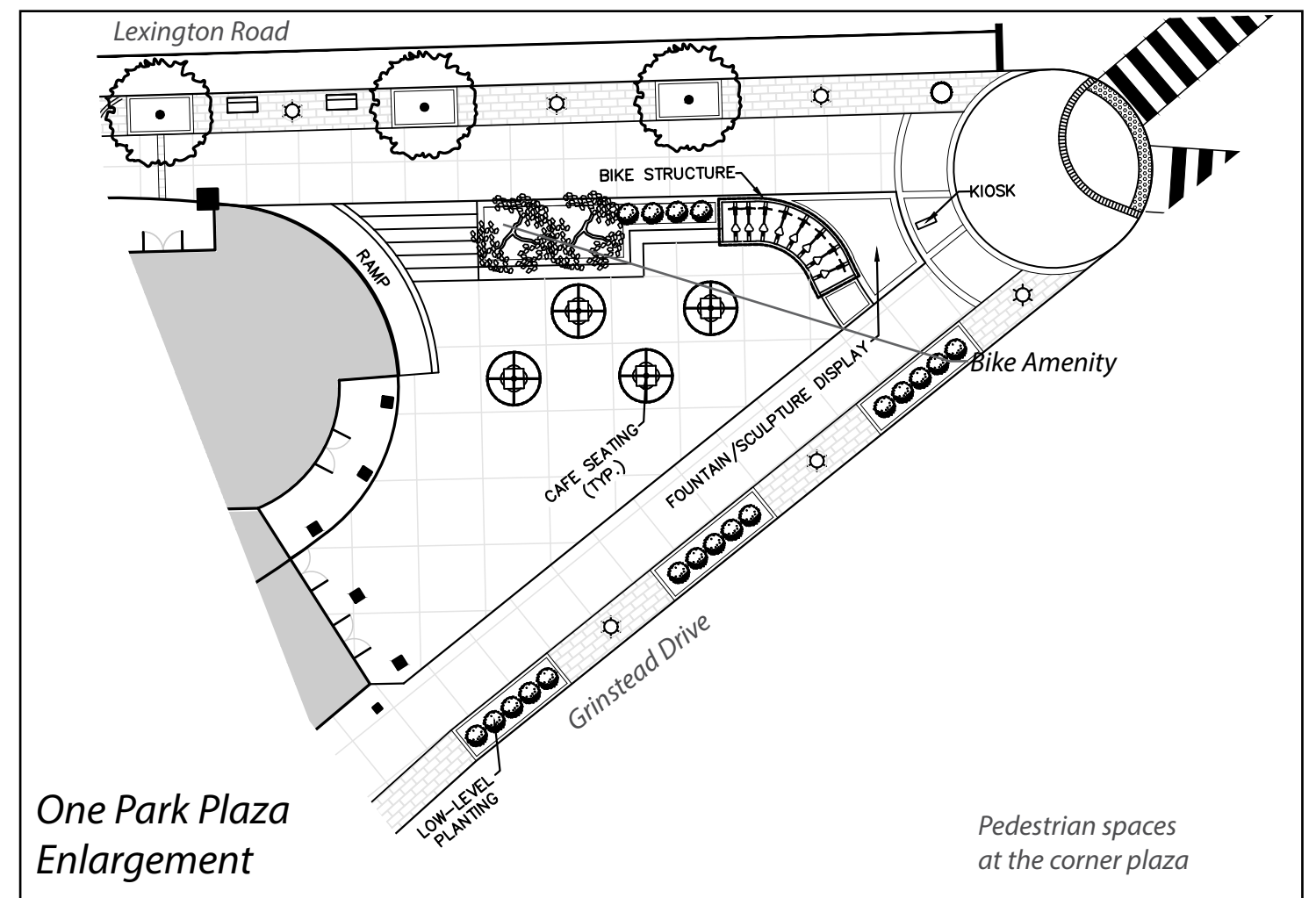
GRINSTEAD DRIVE - SECTION F-F

Section cut letters can be found on the Development Plan



STREETSCAPE PLAN

The streetscape is primarily designed for pedestrians and is fully accessible. The streetscape also includes large tree wells with tree species intended to work with the widths of the space but bring height. Bike storage and utilities are built into the streetscape while keeping an open walking zone. Other streetscape amenities include cafe seating and ride share pull-off spaces.



STREETSCAPE AMENITIES

Sidewalks for the streetscape include using sustainable concrete with fly ash and coated a pebble finish. The fly ash is a by-product of burning coal, but it is useful as a cement additive to create denser, stronger concrete. Pebble finish will be used to match the character of the surrounding neighborhoods. Porous pavements such as concrete, clay, and porcelain pavers will be used in the areas between tree wells adjacent to the street. This will infiltrate water from the sidewalk and help the growth of the trees as their roots expand past the tree wells. All sidewalks will be ADA compliant at the crosswalks and along the building fronts. Other materials may include accents with stone, manufactured stone, concrete products, and porcelain products.

Street trees add canopy, creating enclosure for pedestrians at ONE PARK. The street trees will absorb infiltrated water from the permeable pavers thus reducing urban runoff. The tree wells will be oblong taking in more area for their roots to grow strong. Lengthened tree wells provide more room for additional shrubs and perennials to further buffer vehicular traffic. Diverse plant selection will add variety to the streetscape and reduce the effect of weather-related injury and/or disease from pests. Trees at the time of planting will start at 2 1/2" inches in diameter.

Street amenities include the following elements:

- Bike racks - Bike storage (short-term)
- Bike fix-it station(s)
- Benches
- Bollards with lighting
- Building Information Kiosks
- Café seating and tables
- Canvas canopies / awnings
- Drinking fountains (with dog bowls)
- LED lighting features and electrical connections for smart devices
- Neighborhood / city identity banners
- Outdoor power station for mobile devices
- Planter boxes / pots
- Public Art / Sculpture at the corner of Lexington and Grinstead
- Streetlights
- Trash Receptacles
- Tree wells to take in stormwater
- Tree well guards (optional)
- Wifi availability

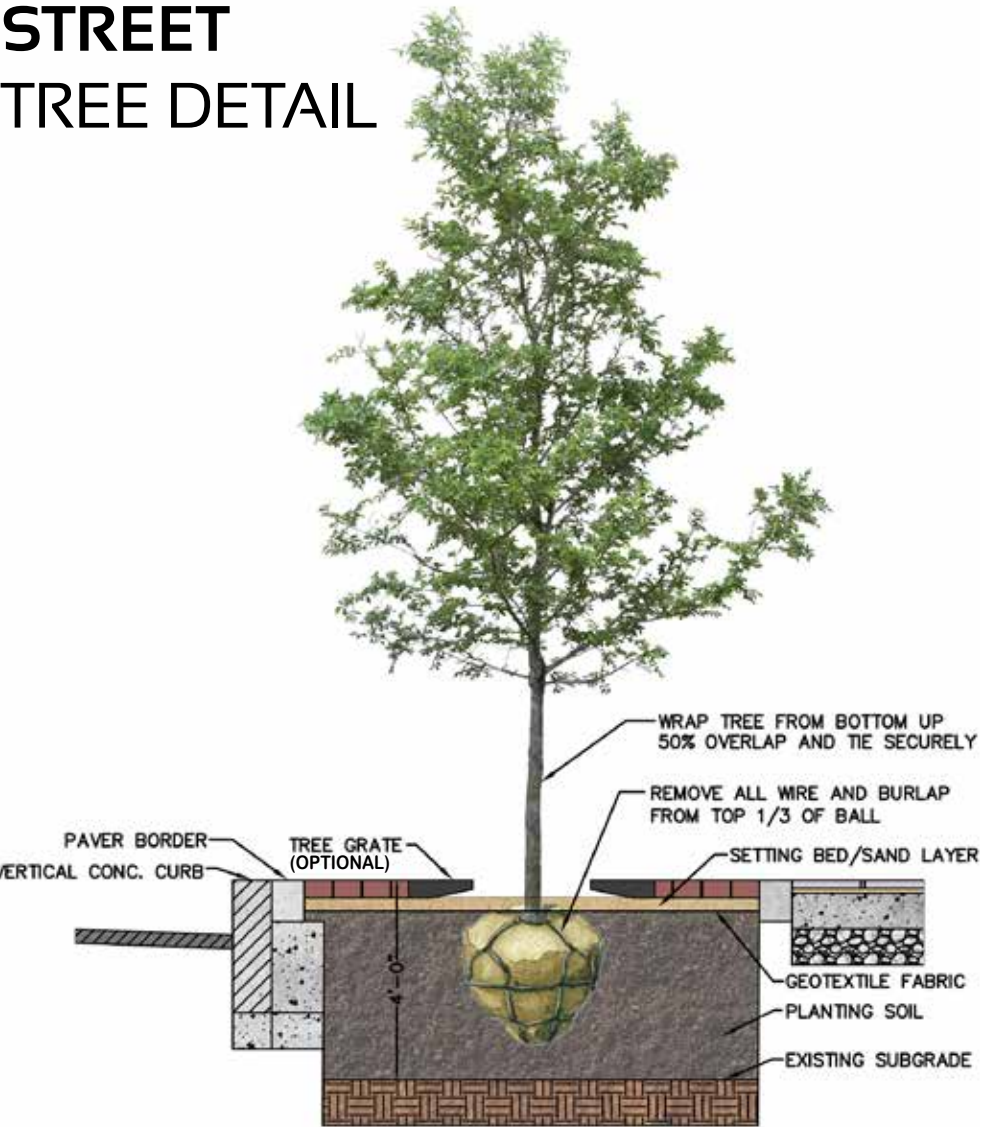
As a part of active street life, outdoor dining is allowed along all sides of the building and in the right-of-way on the sidewalk per City Ordinance.

PERMEABLE PAVEMENT



PERVIOUS PAVERS BETWEEN TREE WELLS WILL INSURE INFILTRATION OF WATER FOR THE TREES

STREET TREE DETAIL



TREE STAKING, WATERING, AND STREETSCAPE ELEMENTS WITH PARKING

AWNINGS



AWNINGS AND SIGNAGE WILL WORK TOGETHER TO CREATE QUALITY INDOOR/OUTDOOR SPACES



BANNERS



BANNERS WILL BE HUNG FROM STREETLIGHTS ALONG THE DEVELOPMENT

BENCHES



TRADITIONAL SITE FURNISHINGS ON GRINSTEAD



CONTEMPORARY SITE FURNISHINGS ON LEXINGTON AND ETLEY

BIKE RACK



TABLES AND CHAIRS



OUTDOOR CAFE-LIKE SPACES WILL HAVE TABLES AND CHAIRS WITH A CONTEMPORARY PARIS-TYPE FEEL

BIKE RACKS WILL BE PROVIDED ON ALL STREETS

**BIKE
AMENITY**



COVERED BIKE PARKING EXAMPLE FOR GRINSTEAD AND LEXINGTON

**DRINKING
FOUNTAIN**



WATER FOUNTAIN WITH DOG BOWL

**INFORMATIONAL
KIOSK**

*KIOSKS ARE FOR WAY-
FINDING SIMILAR TO
THE CITYPOST KIOSKS
DOWNTOWN*



**STREET
LIGHTING**



*TRADITIONAL STREET LIGHTS
ON GRINSTEAD*



*CONTEMPORARY STREET
LIGHTS ON LEXINGTON
AND ETLEY*

**PEDESTRIAN
LIGHTING**



*TRADITIONAL LIGHTING
ON GRINSTEAD*



CONTEMPORARY LIGHTING ON LEXINGTON AND ETLEY

LITTER RECEPTACLES



CONTEMPORARY SITE FURNISHINGS ON LEXINGTON AND ETLEY



TRADITIONAL SITE FURNISHINGS ON GRINSTEAD

PLANTERS AND CONTAINERS



PLANTINGS NEAR THE BUILDING WILL USE DARK, NATURAL TONES TO ALLOW THE PLANTINGS TO ADD INTEREST ALONG THE STRUCTURE

STREET PLANTINGS AND PLAZA

Street trees will be chosen that respond well in urban conditions. Since ONE PARK varies greatly in lighting and activity, the plants will not be homogeneous. Instead, a variety of trees will be used to diversify the species to have a healthy plant community. Tree species will also tend to match to the street trees found on other parts of the road corridors. Trees may be grouped, but not more than four of one variety in a series. All trees will be limbed up to a minimum of 4’ high at the time of planting. Trees that are more oval and columnar will be considered to provide vertical and horizontal canopy for as many floors as possible while not becoming a maintenance hazard due to width. Other comparable species to the ones listed below will be considered.

Shrubs, grasses, perennials, and annuals will be a part of the planting spaces and containers/planters to create a rich environment for people experiencing the block whether driving or walking. The plants in the plaza will be diverse including evergreens for year-round appeal. Plants shown in the Patternbook are examples of quality planting, but not a limiting list. Any plants used or replaced will be done with the recommendation of a professional.

At the time of construction, the best techniques and research for growing healthy trees and other plants will be considered a part of the whole streetscape system. A modular suspended pavement system or structural soil in combination with permeable pavers between the tree wells will create a better plant growing environment and take in stormwater from the sidewalk as research recommends.

Trees along Grinstead

- Trident Maple – Acer buergerianum ‘Streetwise’
- Miyabei Maple – Acer miyabei ‘Morton’
- Hornbeam – Carpinus betulus ‘Frans Fontaine’
- Sweetgum – Liquidambar styraciflua ‘Rotundiloba’
- Zelkova – Zelkova serrata

Trees along Lexington

- Trident Maple – Acer buergerianum ‘Streetwise’
- Miyabei Maple – Acer miyabei ‘Morton’
- Ginkgo – Ginkgo biloba ‘Princeton Sentry’ or ‘Autumn Gold’ or ‘Magyar’
- Skyline honeylocust – Gleditsia triacanthos f. inermis ‘Skycole’
- Persian Parrotia – Parrotia persica

Trees along Etley

Spring Glory Serviceberry – Amelanchier ‘Spirzam’
Paw Paw – Asimina triloba
Hawthorn – Crataegus crus-galli ‘Cuzam’ or Crataegus phaenopyrum
‘Prezam’ or Crataegus viridis ‘Winter King’
Persian Parrotia – Parrotia persica ‘Ruby Vase’
Elm – Ulmus americana ‘Valley Forge’ or ‘New Harmony’ or U. ‘Discovery’ or
U. ‘Prospector’ or U. parvifolia ‘Bosque’

Shrubs

Boxwood – Buxus ‘Green Velvet’ or ‘Wintergreen’
Sky Pencil Japanese Holly – Ilex crenata ‘Sky Pencil’
Juniper – Juniperus chinensis ‘Torulosa’ or ‘Kaizuka Variegata’ or ‘Nick’s Compact’ or ‘Pfizeriana Compacta’
Youngstown Andorra Juniper – Juniperus horizontalis ‘Youngstown’
Dwarf Japanese Garden Juniper – Juniperus procumbens ‘Nana’
Rainbow Leucothoe – Leuthoe fontanesiana ‘Girard’s Rainbow’
Heavenly Bamboo – Nandina domestica ‘Murasaki’
Arborvitae – Thuja occidentalis ‘Sunkist’ or ‘Rheingold’ or ‘Degroot’s Spire’

Grasses and Perennials

Blue Festuca – Festuca glauca ‘Elijah Blue’
Wild Geranium – Geranium maculatum
Lenten Rose – Heleborus orientalis
Monkey grass – Liriope muscari ‘Big Blue’ or ‘Majestic’ or ‘Variegata’
Green Carpet Japanese Spurge – Pachysandra terminalis ‘Green Carpet’
Burgundy Bunny Dwarf Fountain Grass – Pennisetum alopecuroides
‘Burgundy Bunny’
Dwarf Fountain Grass – Pennisetum alopecuroides ‘Hameln’
Little Bunny Dwarf Fountain Grass – Pennisetum alopecuroides ‘Little Bunny’
Celandine Poppy – Stylophorum diphyllum

Annuals

Impatiens
Pansy – Viola spp.
Petunias
Purple Kale
Sweet Potato Vine – Ipomoea batatas or ‘Midnight Lace’ or ‘Sweet Caroline Sweetheart Red’



Zelkova serrata



Ginkgo biloba ‘Autumn Gold’



Ulmus americana ‘Valley Forge’



Acer buergerianum ‘Streetwise’



ONE PARK ROOFTOP VIEW



Roof terrace at Grinstead and Etley, facing east

COMMON AREA AND EVENT SPACE

Podium roof space as well as the top of the mid-rise and rooftops of the rest of the structure will be common area and event space for ONE PARK. These areas may include a restaurant, green roofs, a resident garden, perennials, shrubs, trees, and pools. Further details will be made at the time that structural drawings are produced to distribute the weight of barriers, growing media, plants, and water.



Roof terrace opening along Grinstead, facing west

SIGNS

Two facade signs will be allowed at the top of the mid-rise to a maximum size of 800 SF each. One will face the intersection of Lexington Road and Grinstead Drive. The other sign will face toward downtown. The sign will be internally lit or backlit.

A maximum of up to eight signs is allowed between floors 2 and 12 per facade face. The signs are allowed up to 100 SF each. Blade signs are allowed as a part of the eight signs.

Ground floor exterior tenant signs are allowed to be attached on the building (parallel with the building), projected from the building (perpendicular to the building), or on canopies/awnings to a maximum additive size of 60 SF per tenant per facade. If the signs are lit, they shall be internally or backlit. Window displays are encouraged to engage the pedestrians along the street, but tenant signs are not allowed to cover the entire window. Signs which revolve, rotate or move shall not be permitted.

Wayfinding signs are permitted throughout the development as needed.

See diagram below for allowed locations of signs related to the ground-floor storefronts. Elevations to the right and next page show the look and feel of ONE PARK signs. The text shown for all the signs in the illustrations is placeholder text for future business and tenant text and logos.



Shown above are acceptable locations for signs to appear on or along the facade on the ground floor



Grinstead Drive Elevation - facing north



Lexington Road Elevation - facing south



Grinstead and Etley at night with signs lit



Piazza on Grinstead at night with signs lit



Grinstead Drive during the day with signs shown



Etley Avenue Elevation - facing east



Sign locations throughout the development



Lexington Road during the day with signs shown

BUILDING

FACADE TREATMENTS

The lower facades will have materials and a traditional layout as seen in the illustration where the ground floor uses large doors and windows that orient to the street and create a streetscape experience.

The upper facades may have less traditional materials and show the materials in a more contemporary style. This includes more glass, cut-outs in the façade, and overhangs.

Balconies in the mid-range of the building will be used to create relief, rhythm, and texture in the façade. Since the balconies bring out character and the first floor starts 20’ above the ground level, the balconies will be allowed to overhang into the right-of-way.



Etley Avenue side of the building showing the step back of the facade and variety of materials

BUILDING LIGHTING

Building lighting may be mounted to the exterior walls to illuminate the architecture and highlight ground floor uses. Building lighting will be allowed to overhang into the right-of-way as needed since the property line is the build-to line. Exterior lighting toward signs may be used in a manner that follows the LDC lighting levels.

Streetscape lighting may be placed between the tree wells to adequately light the pedestrian ground plane. City and KYTC regulations regarding lighting and drivers will be followed.



Grinstead Drive and Etley Avenue shown at night



Grinstead Piazza showing the facade reveals highlighted at night



Lexington Road and Grinstead Drive shown at night

BUILDING DESIGN & MATERIALS

ONE PARK’s exterior building design is dynamic in that it responds to a traditional design language from the surrounding neighborhoods, but also creates a new, contemporary vocabulary. Many of the facades on the base pedestal of ONE PARK incorporate conventional materials, ornament, and proportion which creates continuity at the street level. A pedestrian scale is maintained at the lower levels along Etley Avenue and Grinstead Drive to respect the park and neighborhood’s character and materials of brick and limestone. Building materials may consist of stone, brick, metal, glass, precast concrete and cast stone. They will be used in more traditional forms on the lower levels and transition to a more contemporary look and assemblies as the building ascends.

ONE PARK will have:

- Building materials that are recycled and recyclable
- Eco-friendly lumber
- Extensive green roof design (3-6” depth)
- Intensive green roof design (6” depth or more)
- High-performance HVAC system
- High-quality indoor air quality
- Porous pavers for infiltrating storm water
- Solar panels as balcony shades (viewable from lower levels)
- Solar panels on rooftops not used as common areas
- Tree wells that take in storm water
- Windows that absorb less heat



Solar panels shown on some of the rooftops

As one ascends the ONE PARK's floors, the building transitions to more contemporary materials and style using more metal and glass. The design, material, and massing strategies become more contemporary and bold. Through mixing the styles, the ONE PARK serves as a gateway that transitions the neighborhood from older traditional looks to something more progressive, yet distinctly in the style of the City. The project's vertical components are aligned along Lexington Road in order to step back the Grinstead Drive/Cherokee Park side which allows for a more contemporary approach to the design.

The interweaving of the horizontal residential and retail on Etley and Grinstead and the vertical components on Lexington are bound together with the sustainable green roofs on the seventh floor. The area is meant to gather the residents and provide more green space than the block has had in decades. At Etley and Lexington, there is a very dynamic meeting of traditional and contemporary components. At Lexington and Grinstead there is a larger merging of the traditional rectilinear forms that transition vertically into some dynamic faceting of the glass surfaces. As one moves higher, the faceting becomes contemporary, sculpted architecture which creates a unique gateway in Louisville.

Along with architectural variations in style, the massing strategy of the building evolves from the lower floors to the upper floors. While the base floors clearly define an urban building front as a continuous street wall, the upper floors begin to recess, have cut-outs, break up, and back away from the hard edges of the lower floors. This complements the contemporary approach to the design of the upper floors. This strategy relieves the street view from the imposing nature of the upper floors which are now stepped back.



Images on this page show the material usage along the various street frontages





Upper level interior terrace, facing east



Elevated view of Grinstead and Etley

Despite being next to Cherokee Park and Cave Hill Cemetery, much of the existing site is covered in impervious surfaces. This causes serious stormwater and runoff issues that can damage the surrounding environments. ONE PARK will incorporate green roofs, permeable pavements, water-gathering tree wells, as well as other rain gathering and reuse strategies to mitigate stormwater runoff. It is intended that ONE PARK will drastically improve the land and the environment around it.

This block has been under-utilized for decades. ONE PARK has the capacity for filling housing, work, and stay needs that this area cannot attain in the surrounding neighborhoods. This block can transition into being a strong, progressive architectural voice in Louisville. It sets goals for mixing uses that provide needed services to the surrounding communities as a commercial activity node. ONE PARK meets these goals by establishing this node at a transition point in the City's fabric, creating a gateway that not only serves, but enhances the surrounding neighborhoods.



Upper level interior terrace, facing west



Upper level terrace opening to Cherokee Park, facing northwest



Grinstead and Etley at dusk

PEDESTRIAN VIEWS



Pedestrian View on Lexington Road looking west



Pedestrian View on Lexington Road looking east



Pedestrian View on Etley Avenue looking south to Cherokee Park



Pedestrian View on Grinstead Drive looking west toward the Highlands



Pedestrian View on Grinstead Drive looking west



Pedestrian View in Piazza looking south to Cherokee Park

APPENDIX A
BUILDING IN STORIES



Grinstead Drive Elevation - facing north



Lexington Road Elevation - facing south



Etley Avenue Elevation - facing east

