

## **MINUTES OF THE MAY 28, 2015 MEETING OF THE STEERING COMMITTEE of the SOUTH CLARKSVILLE REDEVELOPMENT PLAN**

A meeting of the Steering Committee for the South Clarksville Redevelopment Plan was called to order on May 28, 2015, at 12:00 P.M. in the Shakespeare Room of the Clarion Hotel Conference Center Louisville North by Redevelopment Director Nick Lawrence.

**Members Present:** Nick Lawrence - Redevelopment Director, Bob Polston - Clarksville Town Council President, Sharon Handy - Plan Commission member/resident, Bob McIntosh - property owner, Brad Cummings - Street Commissioner/resident, Pat Hoehn - Water Tower Square, Dr. Jayesh Seth - Clarks Landing Enterprise Investments (Colgate), Sharon Wilson - Planning Director, Cary Stemle - Plan Commission Member, Andy Bramer - Clarksville Community School Corp./resident, Brian Kaluzny -Clarksville Parks Department Superintendent, Wendy Dant Chesser – One Southern Indiana, Dani Cummins – Falls of the Ohio Foundation

**Members Absent:** Tim Hauber - Clarksville Town Council member/resident, Cindy Knopp - Derby Dinner Playhouse, Jane Sarles - Town Historian, Town Attorney's Chris Sturgeon and Rebecca Lockard

**Consultants for the South Clarksville Redevelopment Plan Present:** Justin Goodwin and Luis Huber-Calvo with MKSK, Matt Wetli with Development Strategies, Jim Rice and Sally Hughes with HWC Engineering

**Others Present:** Anita Neeld - Town of Clarksville, Vincent Gauthier and Thomas Moorefield with BNIM

Redevelopment Director Lawrence opened the meeting with an introduction of the consultants in the room, as well as the consultants on hand from BNIM for a Regional Cities Initiative discussion. He announced a reminder about the Community Workshop/Open House scheduled for this evening at 590 Missouri Avenue at 6:30 P.M. The focus for the workshop would be a plan introduction and to encourage community engagement. He also encouraged the members of the Steering Committee to continue to check the project webpage and the mySidewlak application for updates.

### **Draft Vision and Goals**

Justin Goodwin with MKSK was introduced and he gave an overview of the accomplishments to date including the kickoff meeting, the first steering committee meeting establishing goals and feedback, stakeholder engagement, and a market analysis of the 320 acre site. He then unveiled the new vision statement based on feedback from the last steering committee meeting with 8 supporting goals (summarized):

- 1) Capitalize on proximity to and views of Downtown Louisville
- 2) Enhance access to assets like trails, parks and Ohio River Greenway
- 3) Preserve and celebrate the historic assets
- 4) Remediate and redevelop brownfield/industrial sites

- 5) Create market-supported jobs in the area
- 6) Integrate shopping/dining/entertainment
- 7) Improve the quality and function of the existing infrastructure
- 8) Identify catalytic opportunities and a strategy for implementation

### **Physical Conditions**

Mr. Goodwin began to discuss the physical conditions analysis, highlighting access deficiencies created by the existing street grid and the Ohio River Bridges project. The floor was turned over to Jim Rice with HWC, where he discussed particular connectivity challenges and the lack of intuitiveness. He touched on the drainage challenges and the existing railroad overpasses too. The engineering team is still working on gathering information on water, fiber, and gas utilities and current service capacities in the area. Mr. Goodwin touched on the existing and planned trail systems as a positive and suggested improved signage for the future.

Mr. Goodwin touched on the possibility of hazardous soil conditions and potential for contamination in the area, and many could require more in-depth environmental analysis. Also, the area had many historic and cultural sites that produced both opportunities and challenges that need evaluation. Mixed-use zoning is also in place with the Clarks Landing Mixed Use District. Portions of this zoning designation, as well as the specific height restriction locations, would need to be evaluated. Strategies should include the preservation of the Colgate Clock and the view of Downtown Louisville. A closer examination should be done on logical ways to break apart the current “superblocks” in favor of a more intuitive street grid that also promotes walkability.

### **Market Analysis**

Matt Wetli with Development Strategies was introduced to share details on the market analysis that was performed. Mr. Wetli began by stating the challenges of this study area are not market and location, but image and industry, and we need to think about how we’re view from the other side of the river. He then began to highlight a series of market trends, including the change in demographics and consumer trend, community preferences, and the new markets looking for housing and living. Our area has the ability to offer an urban waterfront destination to these growing market segments. Mr. Wetli explained the demographics were positive for the area, as well as the opportunity. Anchor tenants were definitely in need. He then provided market analysis for the following sectors: residential, office, hotel/conference center, and retail. Following that, he explored case studies for the Town Center concept, using Southside Works in Pittsburgh, PA and Newport on the Levee in Newport, KY as examples.

### **Opportunity Zones**

Mr. Goodwin presented the key opportunity zones for the 320 acre study area. The Transition area encompasses Stansifer Avenue and South Clark Boulevard north of the railroad bridge. The Transformation area begins at Colgate and runs to the riverfront. The Transformation area can be broken down into the Riverfront, the Center, and Colgate North. Each one is highlighted with its own opportunities for catalytic transformation. The Transition area is broken into Business Transition and Residential Transition. Goals for the Business Transition include investment in access and infrastructure, resolving flooding, and providing synergies among the various businesses. The goals for the Residential Transition include

investment in trail connectivity, improving Stansifer Avenue, and protecting the existing housing stock and commercial structures.

### **Emerging Priorities**

The following emerging priorities were presented:

#### Focus on the River

- Enhance Ashland Park
- Expand Ashland Park
- Invest in Riverside Drive
- Relocate Riverfront Industrial Uses

#### Set the Stage for Town Center Development

- Rehab Colgate Building
- Brownfield Remediation (Marathon)
- Invest in Clark Boulevard
- Extend Court Avenue
- Invest in Woerner Avenue

### **Regional Cities Coordination**

Regional Cities Initiative consultants with BNIM, Vincent Gauthier and Thomas Moorefield, were introduced. Mr. Gauthier gave an overview of the RCI project and details on their role in preparing an application for our area. Coordination would be done between BNIM and MKSK to ensure Clarksville's plans were accurately represented. Mr. Moorefield added the opportunity for the South Clarksville study area was immense, and could be the top project in the application. Mr. Goodwin opened the floor for discussion by the committee on the items presented and Regional Cities. Pat Hoehn asked that transit alternatives be considered among the projects. Bob McIntosh asked about the application process, and Wendy Dant Chesser explained the creation of the Regional Development Authority as the vehicle for application.

The meeting ended at 2:30 pm.