

Maple Street Area Resident Meeting

November 15, 2016

Maple Street
Land Use
Planning



- 1. Welcome and Introductions**
- 2. FEMA Grant Buyout Project**
- 3. Land Use Planning**
- 4. Concept Suitability, Idea Generation, and Polling**
- 5. Wrap-Up, Path Forward, and Adjourn**

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MSD Protects Public Health and Safety



Wastewater collection
and treatment



Stormwater
and drainage
management



Reliable flood
protection

Public Engagement Tools: “Clickers” and Online Polling

“Clickers” for Public Meetings

- Simple To Use
- Anonymous (No One Knows Your Answers)
- Simultaneous (We All See the Results At the Same Time)
- Equal Voice for All

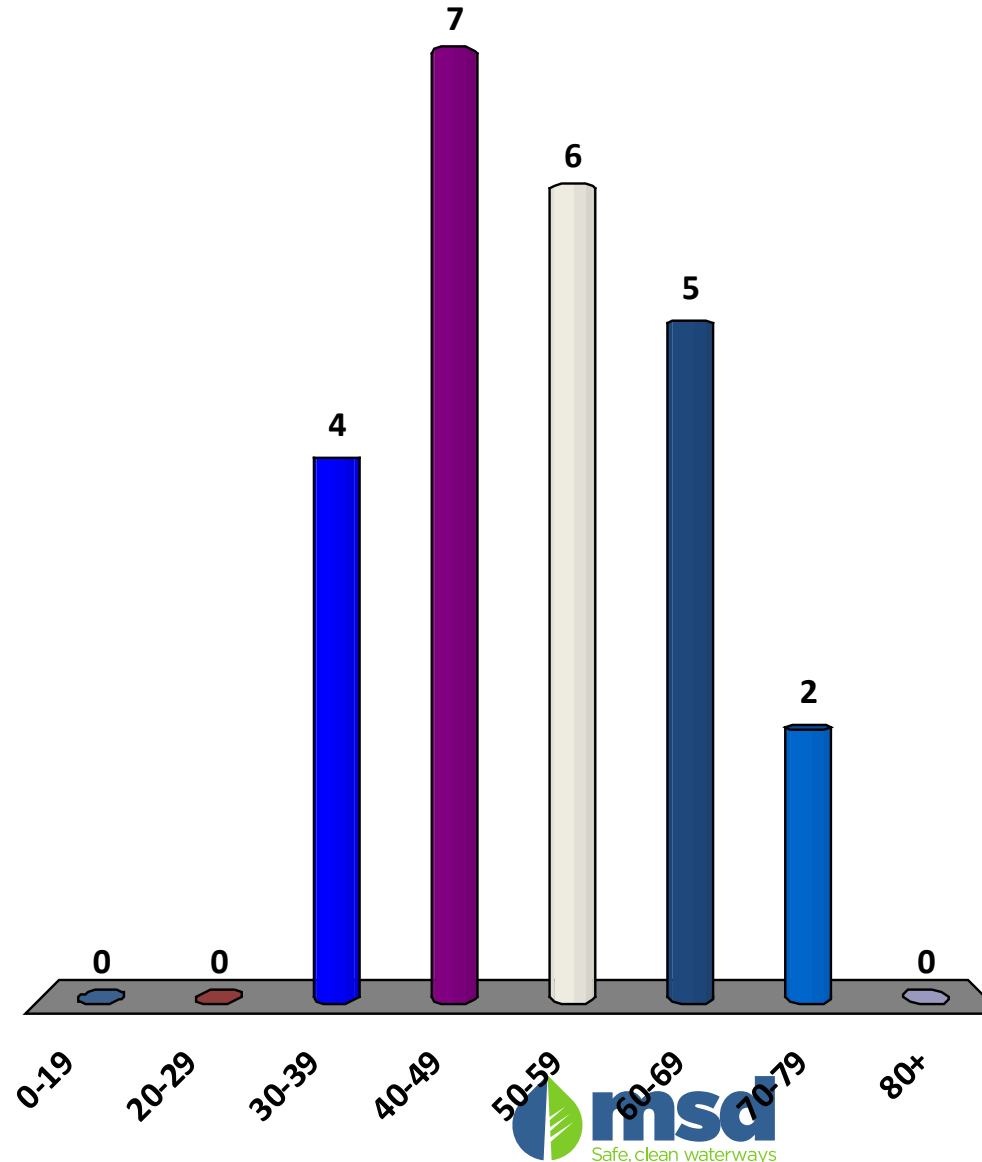


Online Polling for Those Who Can't Attend Public Meetings

tinyurl.com/MSDMapleStreet

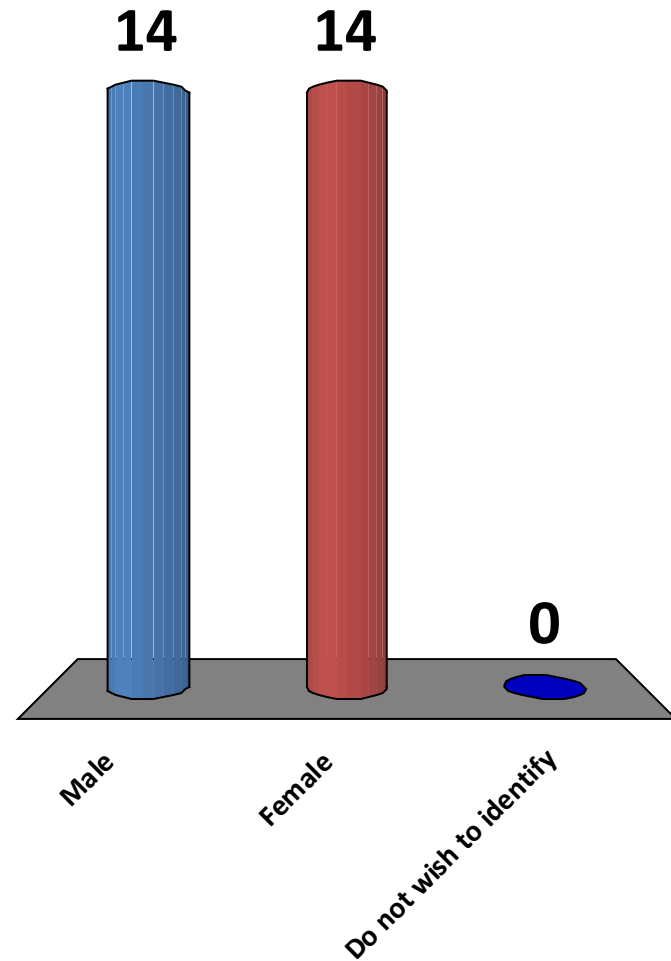
How Young Are You?

1. 0-19
2. 20-29
3. 30-39
4. 40-49
5. 50-59
6. 60-69
7. 70-79
8. 80+

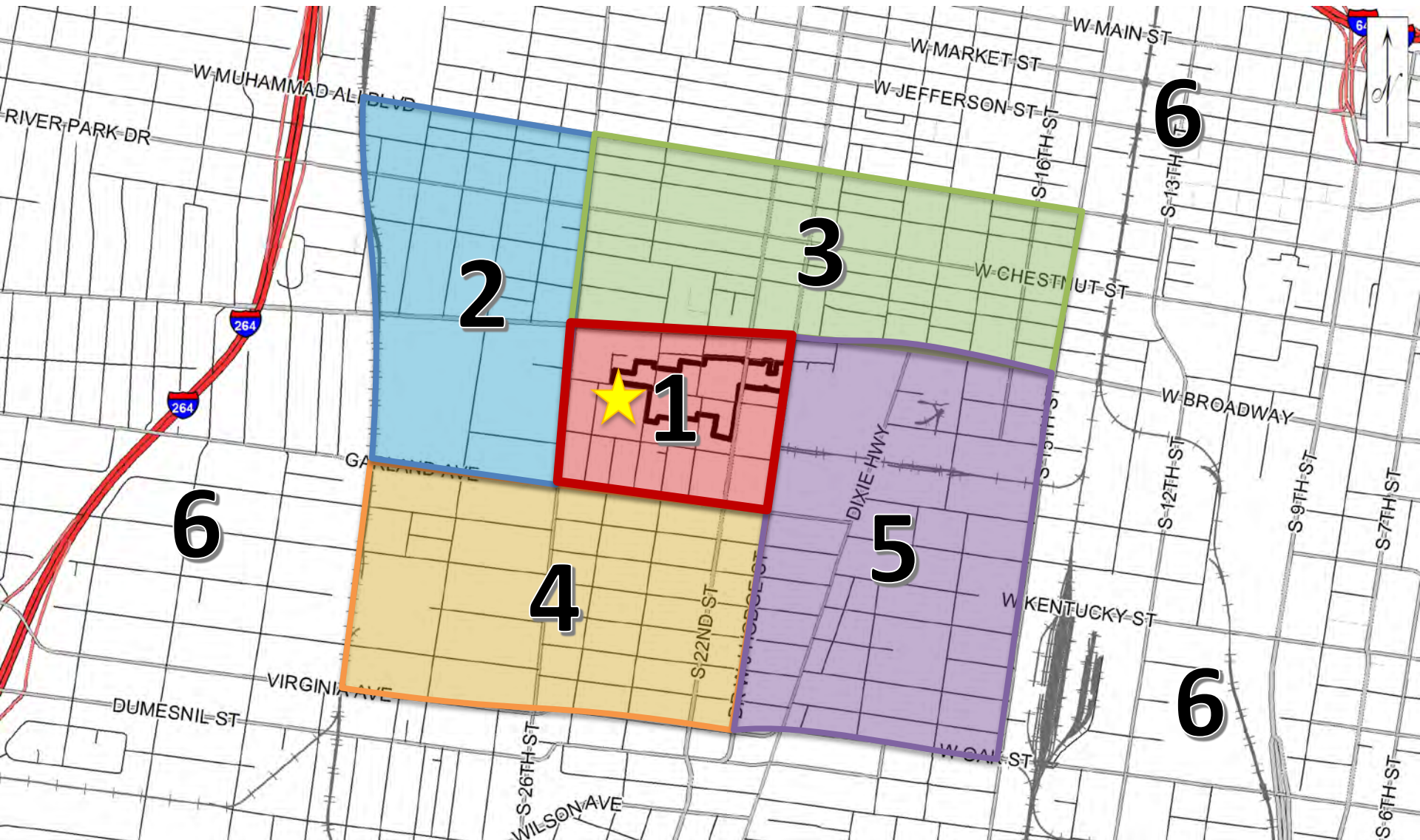


Gender?

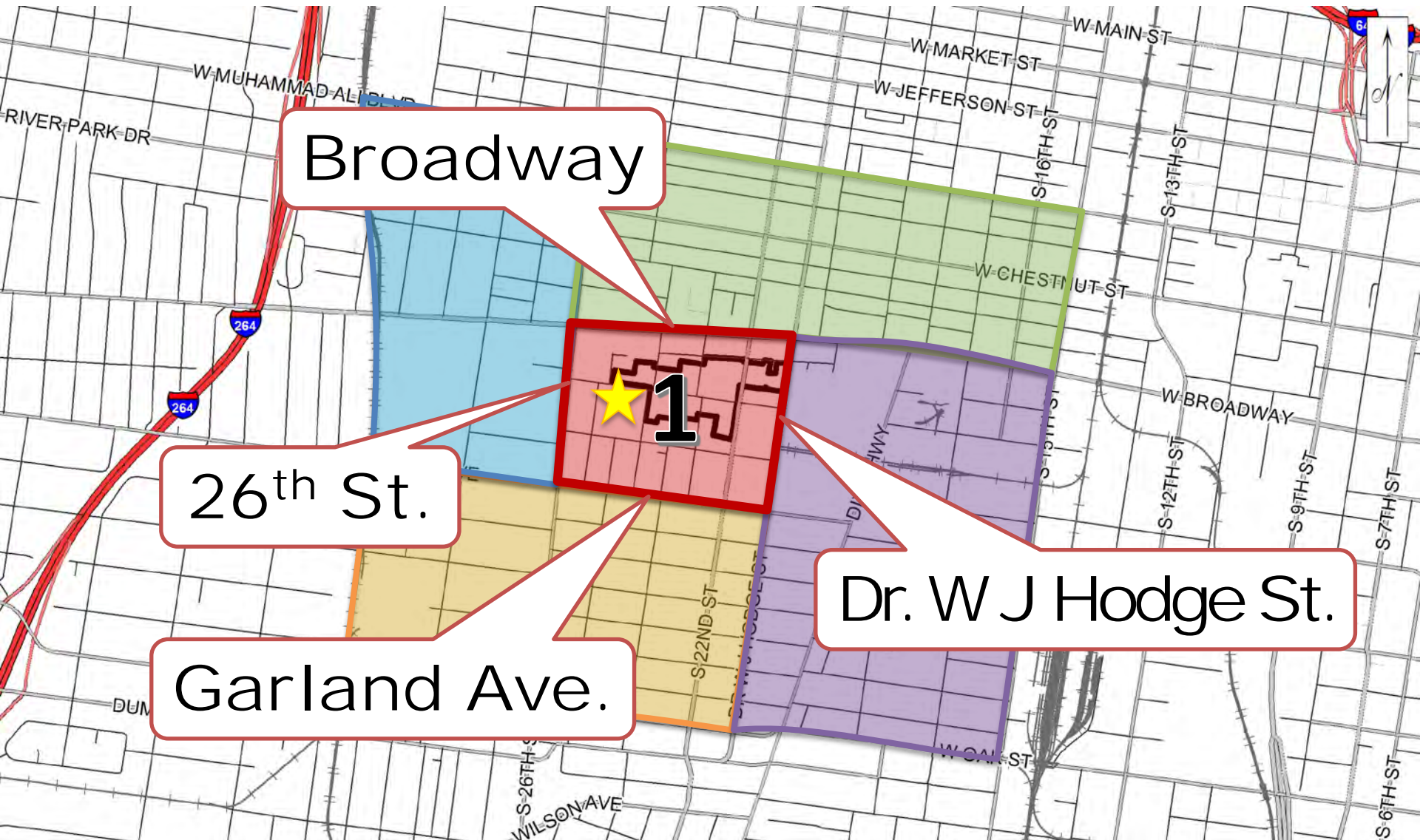
1. Male
2. Female
3. Do not wish to identify



Where Do You Live?



Where Do You Live?



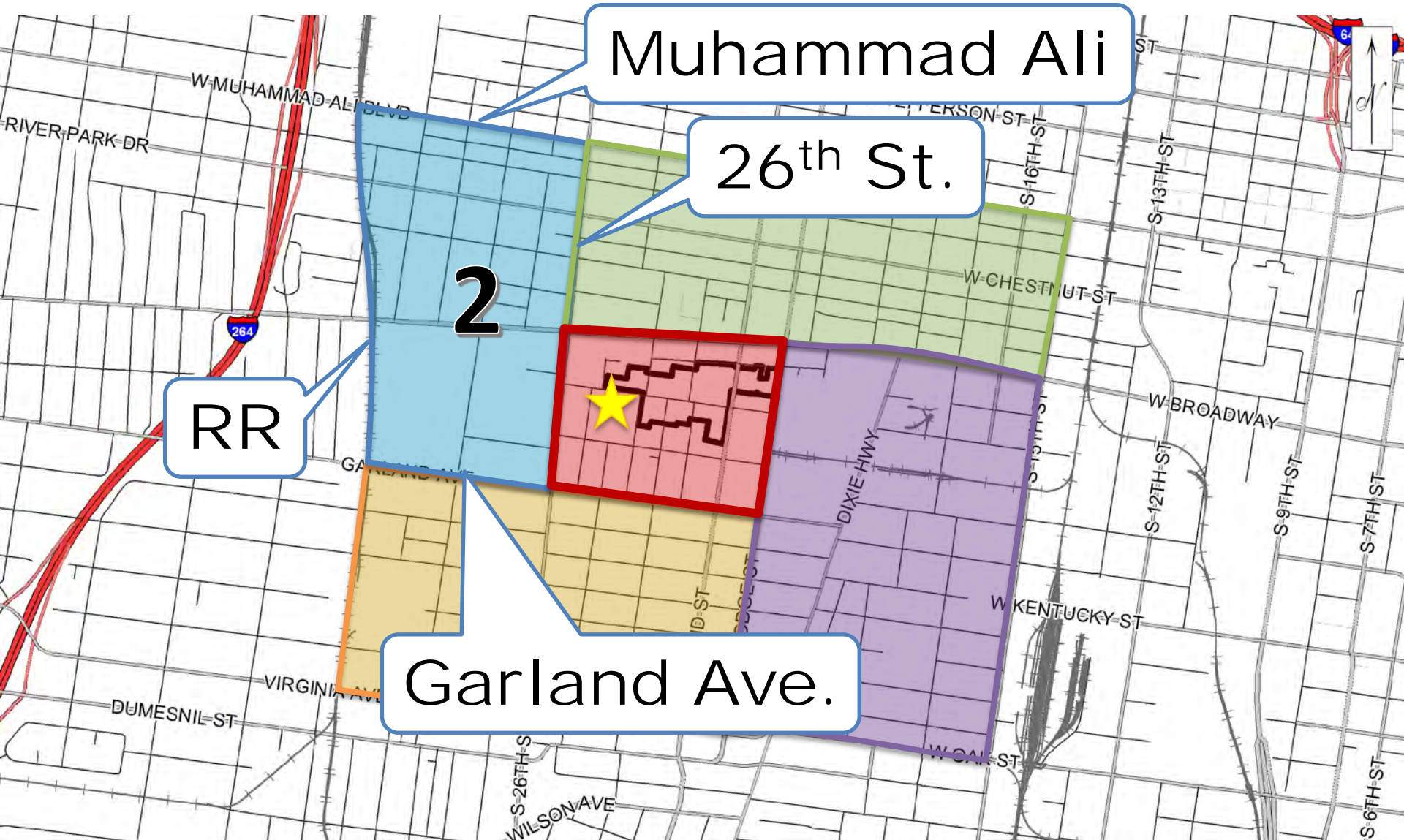
Broadway

26th St.

Garland Ave.

Dr. W J Hodge St.

Where Do You Live?



Muhammad Ali

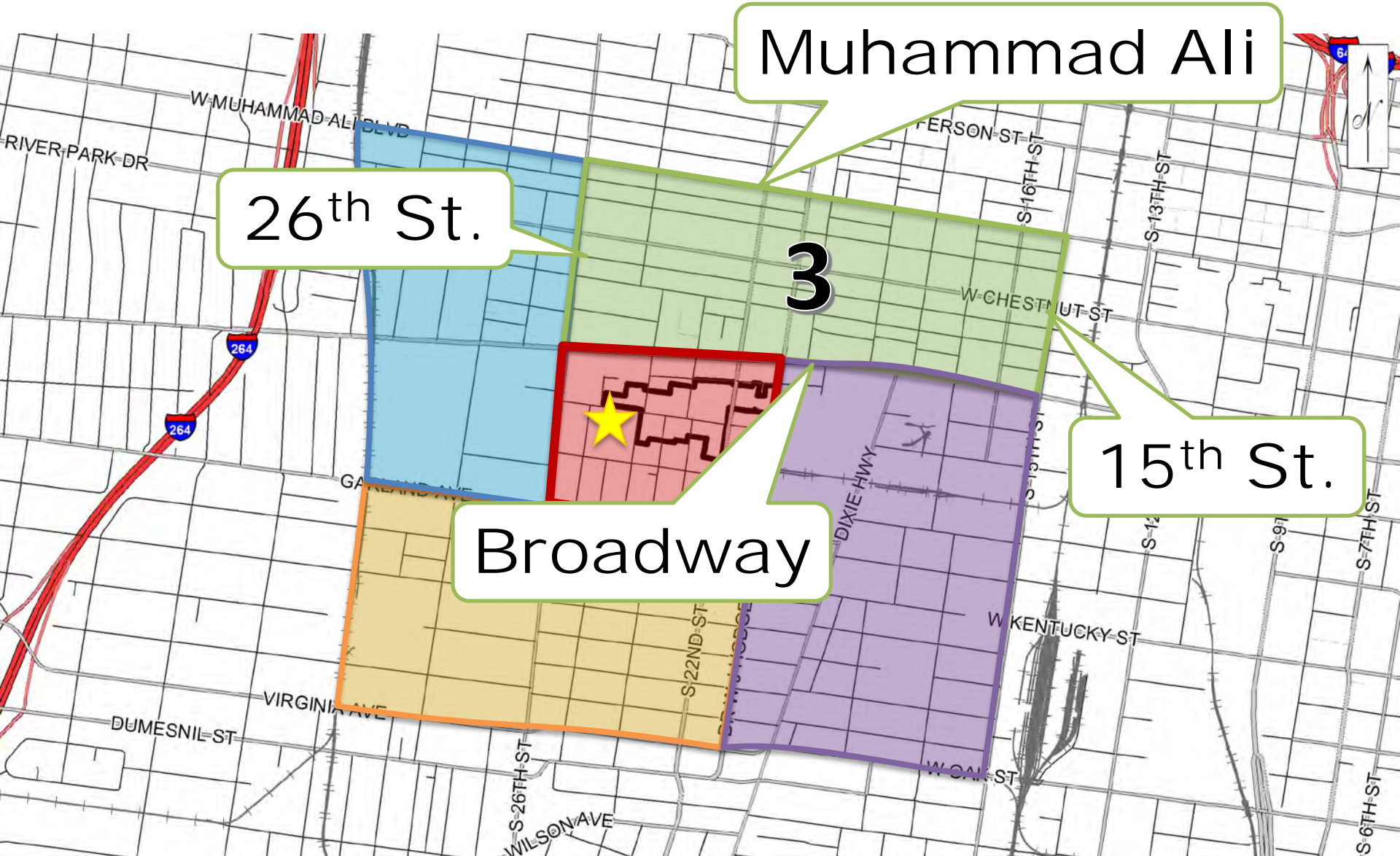
26th St.

RR

2

Garland Ave.

Where Do You Live?



Muhammad Ali

26th St.

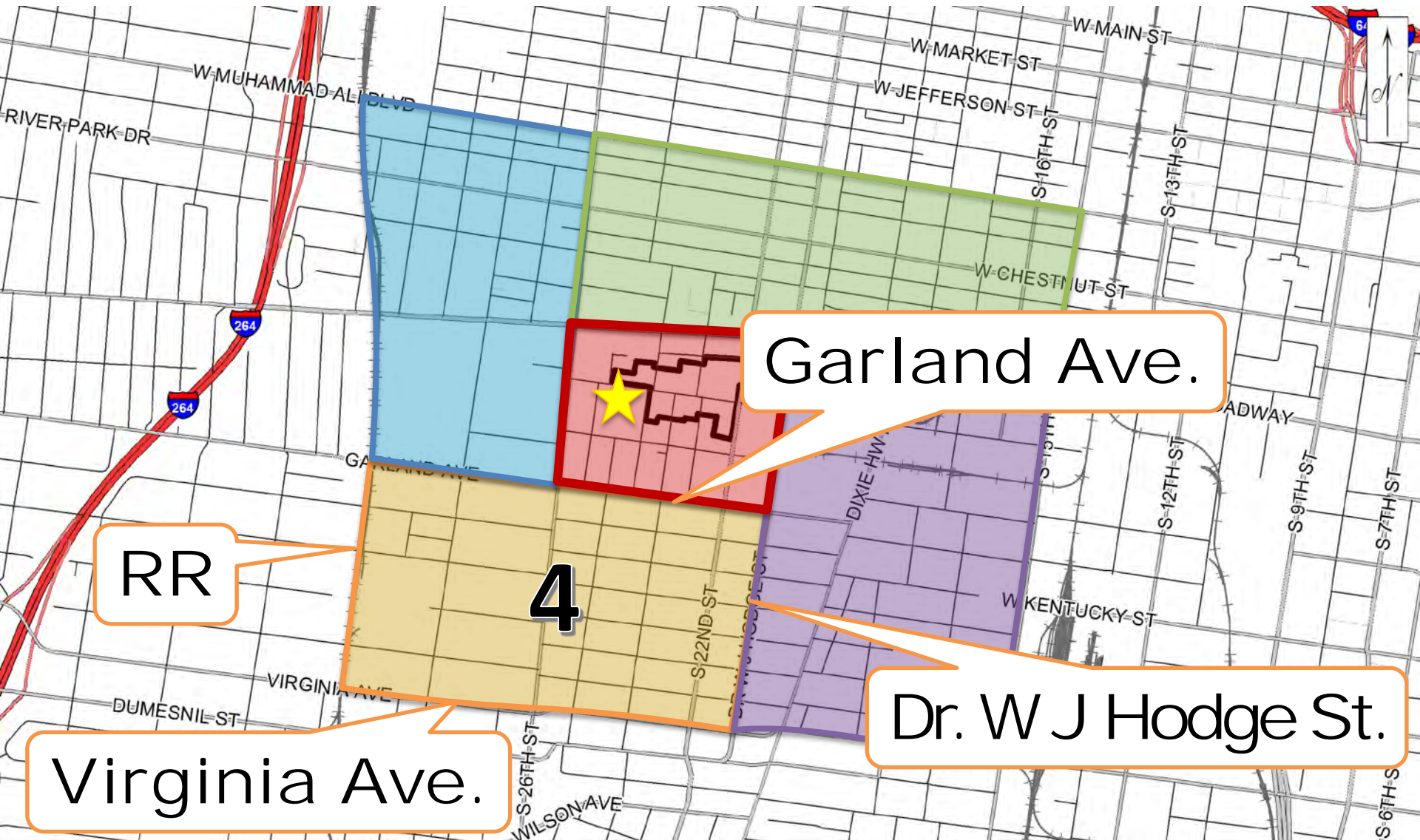
Broadway

15th St.

3



Where Do You Live?



RR

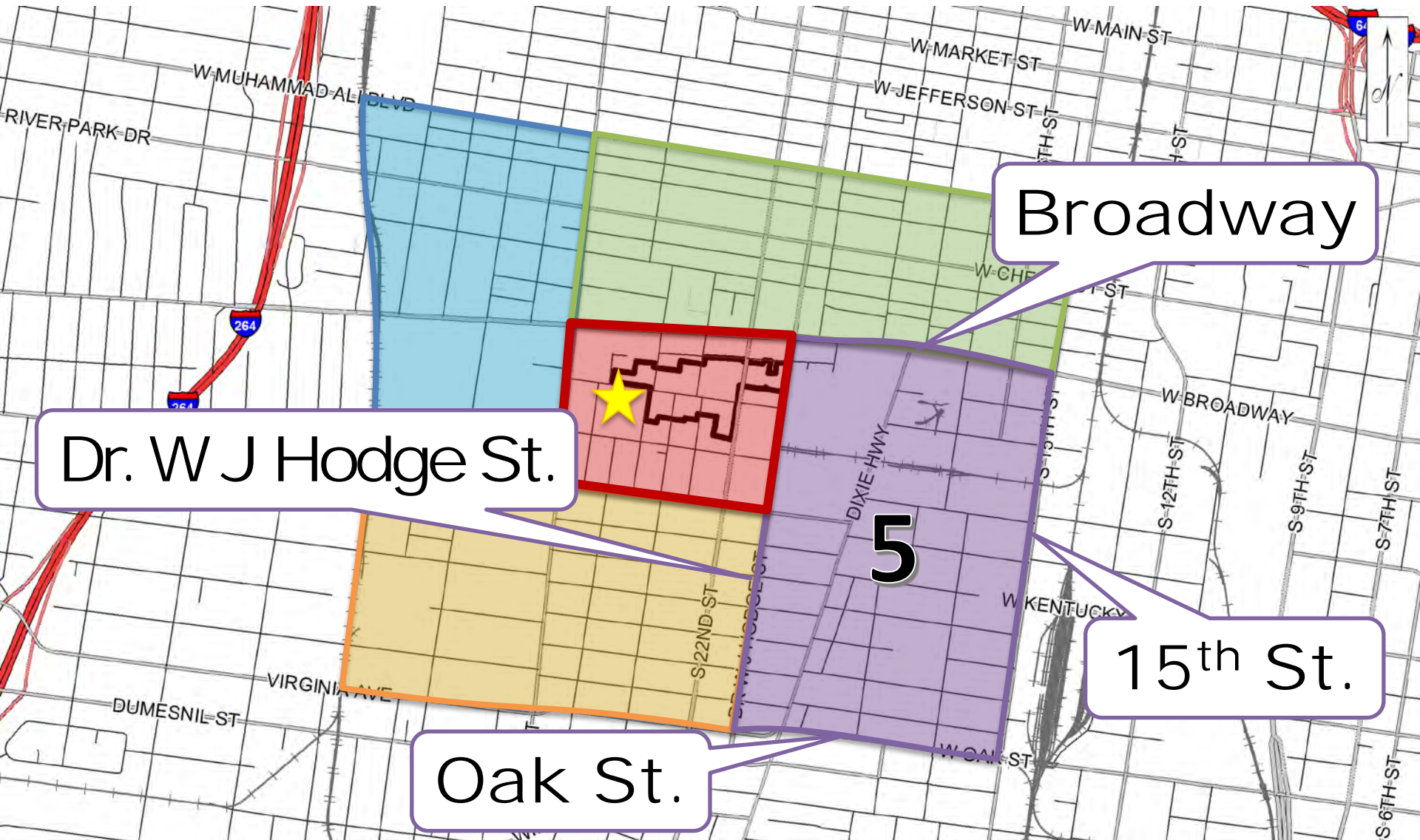
4

Garland Ave.

Virginia Ave.

Dr. W J Hodge St.

Where Do You Live?



Broadway

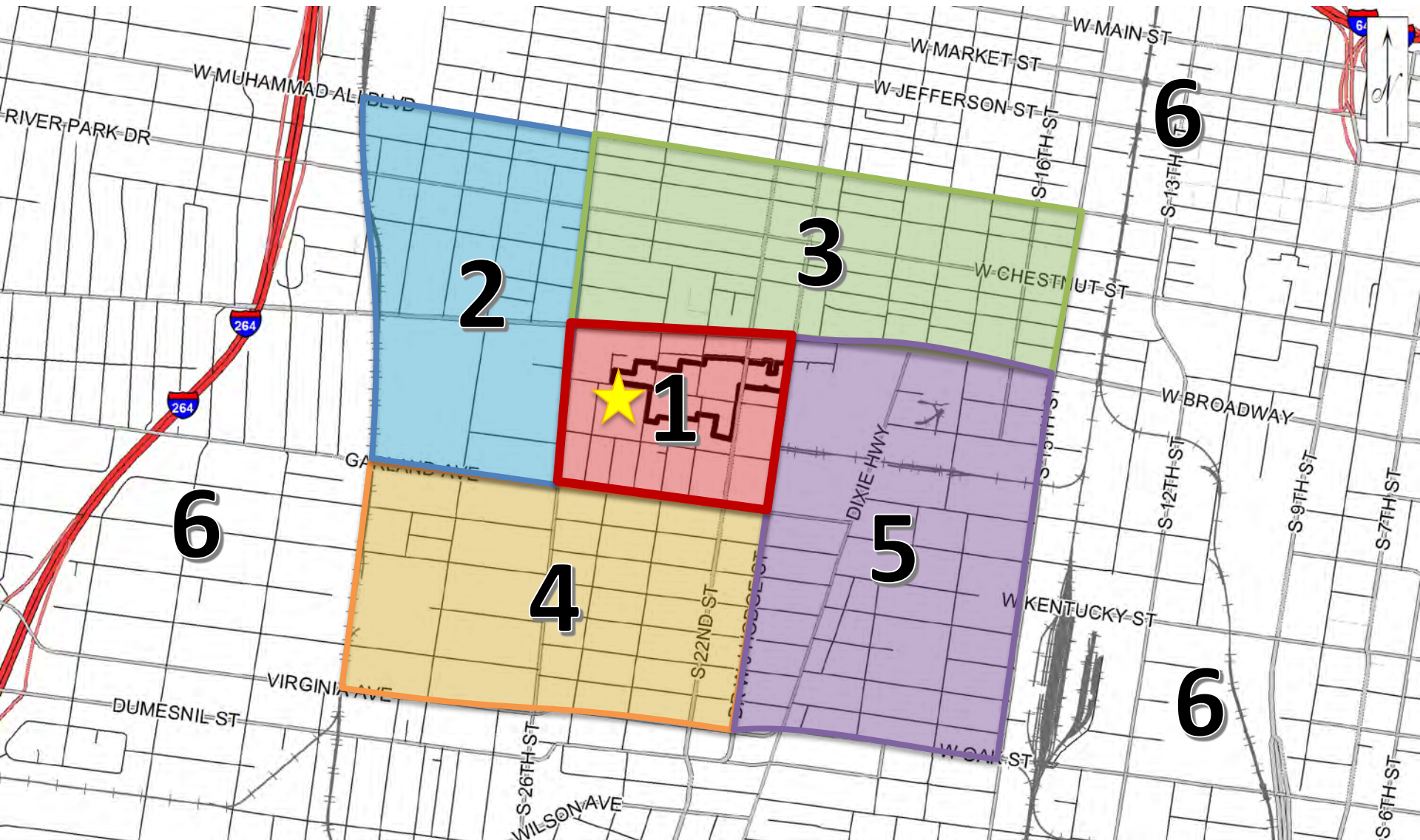
Dr. W J Hodge St.

15th St.

Oak St.

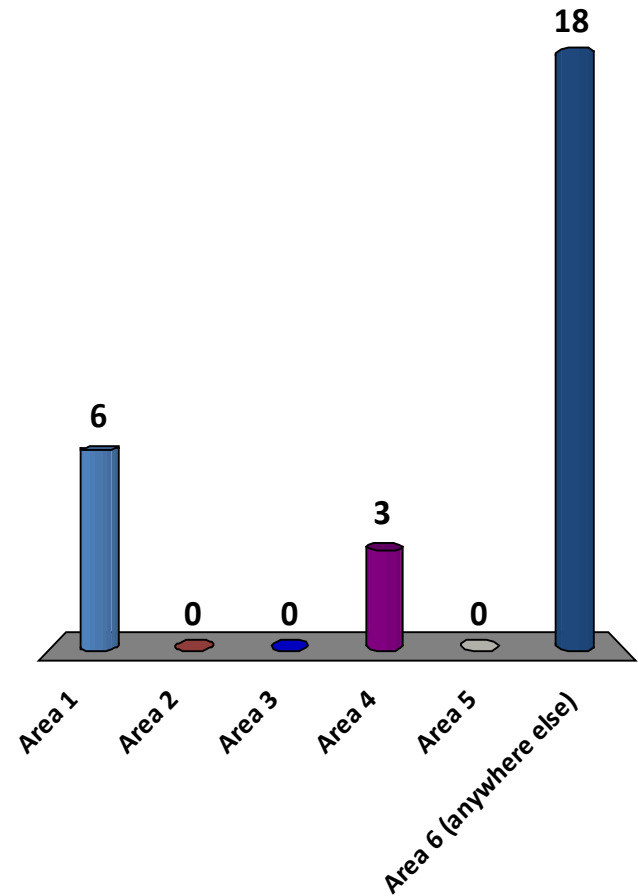
5

Where Do You Live?



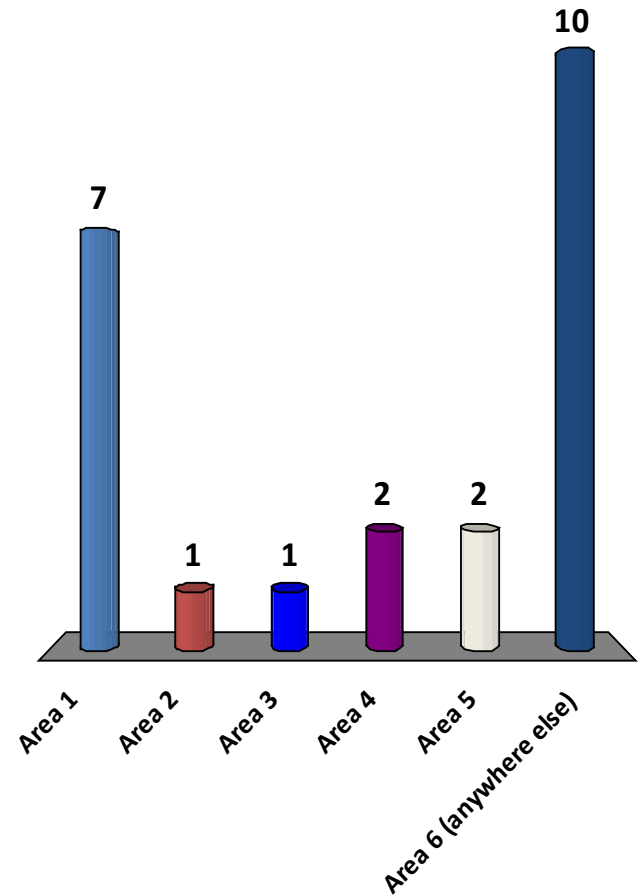
Where Do You Live?

1. Area 1
2. Area 2
3. Area 3
4. Area 4
5. Area 5
6. Area 6 (anywhere else)



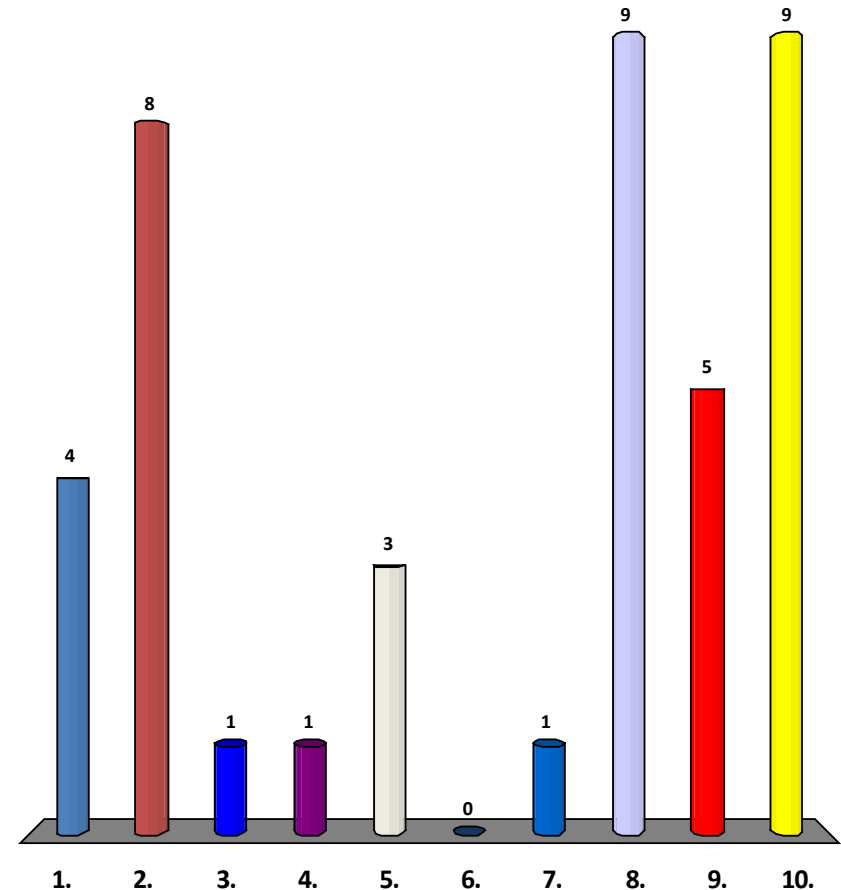
Where Do You Spend Your Days?

1. Area 1
2. Area 2
3. Area 3
4. Area 4
5. Area 5
6. Area 6 (anywhere else)



How Did You Hear About this Meeting? (Up to 4)

1. Received a Post Card
2. Door Hanger
3. Metro Council District Newsletter
4. Neighborhood Association
5. Eventbrite Invitation
6. @LouisvilleMSD (Twitter)
7. MSD Streamline Newsletter
8. Word of Mouth
9. Radio
10. Other



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Maple Street
Land Use
Planning

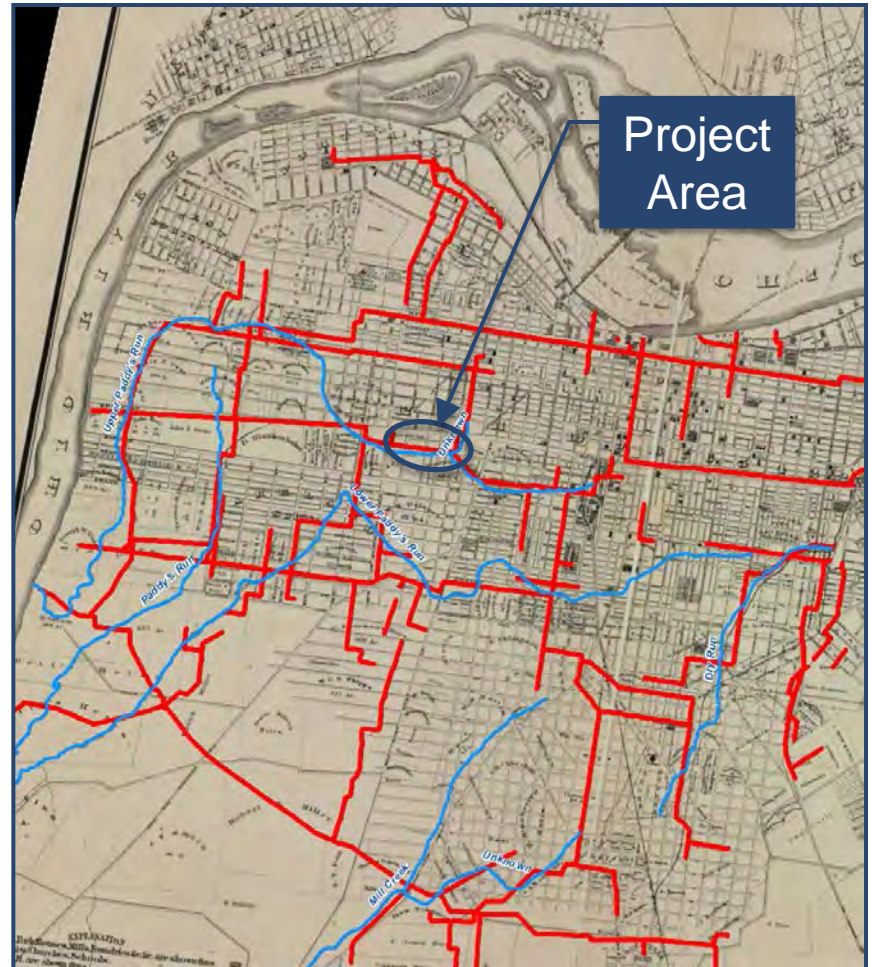


Background

Louisville's oldest combined sewers began construction in late 1800's

Generally in the alignment of existing stream networks

Maple Street area experiences recurring flooding during significant storm events



Background

August 4, 2009

- ~7.5-inches of rain fell in 75 minutes
- Wide-spread flash flooding
- Thousands of residents in West Louisville were victims
- Maple Street area was hit the hardest

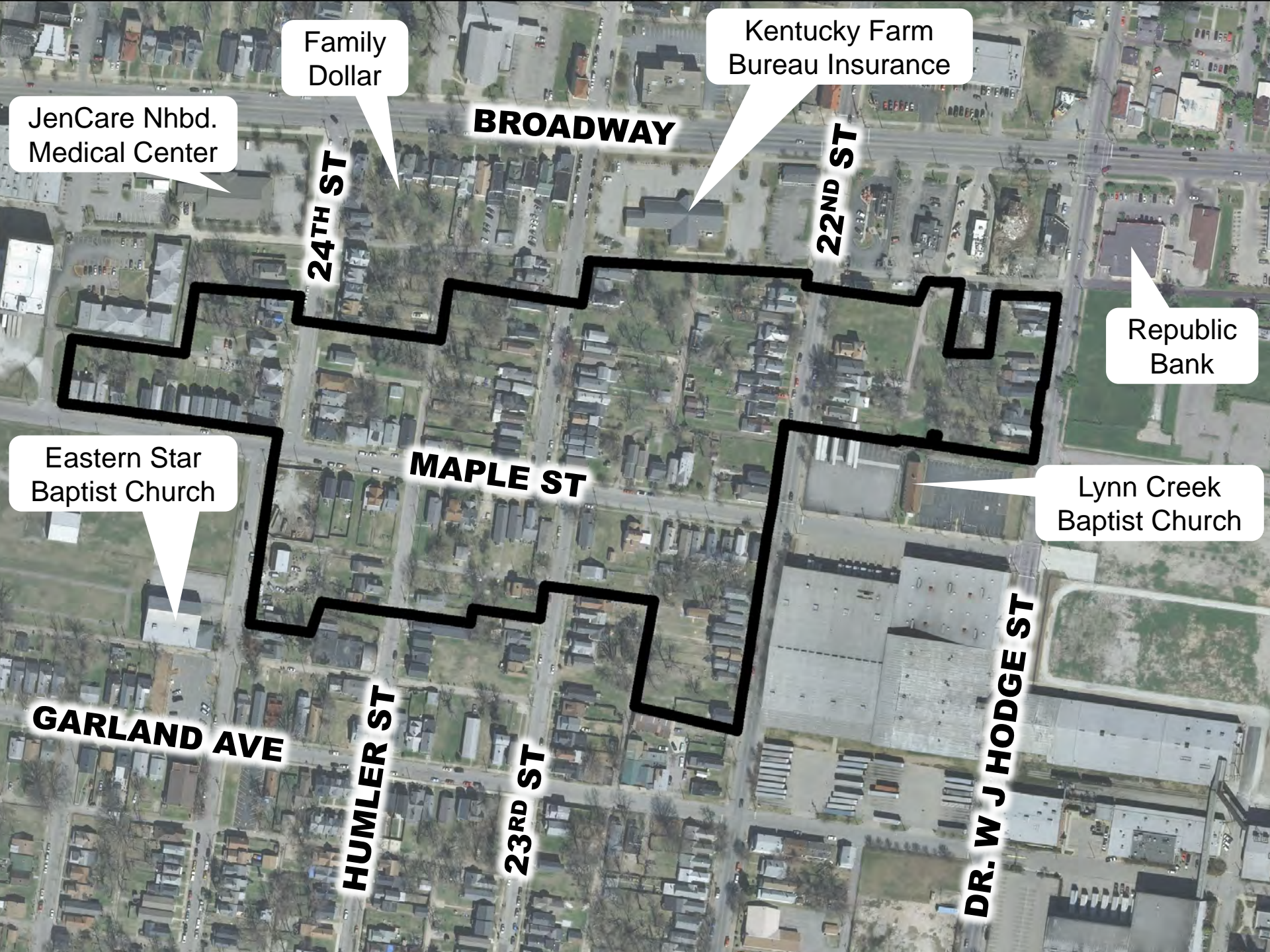


FEMA Grant Buyout

- Only pertains to homes at highest risk, who reported experiencing flooding during the August 2009 storm
- Entirely voluntary



Intent of grant was to provide residents the opportunity to relocate from areas of highest risk (128 properties identified)



Family Dollar

Kentucky Farm Bureau Insurance

JenCare Nhbd. Medical Center

BROADWAY

24TH ST

22ND ST

Republic Bank

Eastern Star Baptist Church

MAPLE ST

Lynn Creek Baptist Church

GARLAND AVE

HUMLER ST

23RD ST

DR. W J HODGE ST

FEMA Grant Buyout Process

- All purchase offers were determined by the higher of either:
 - Pre-damage value, if owned prior to flood
 - Current appraised value, if purchased after the flood



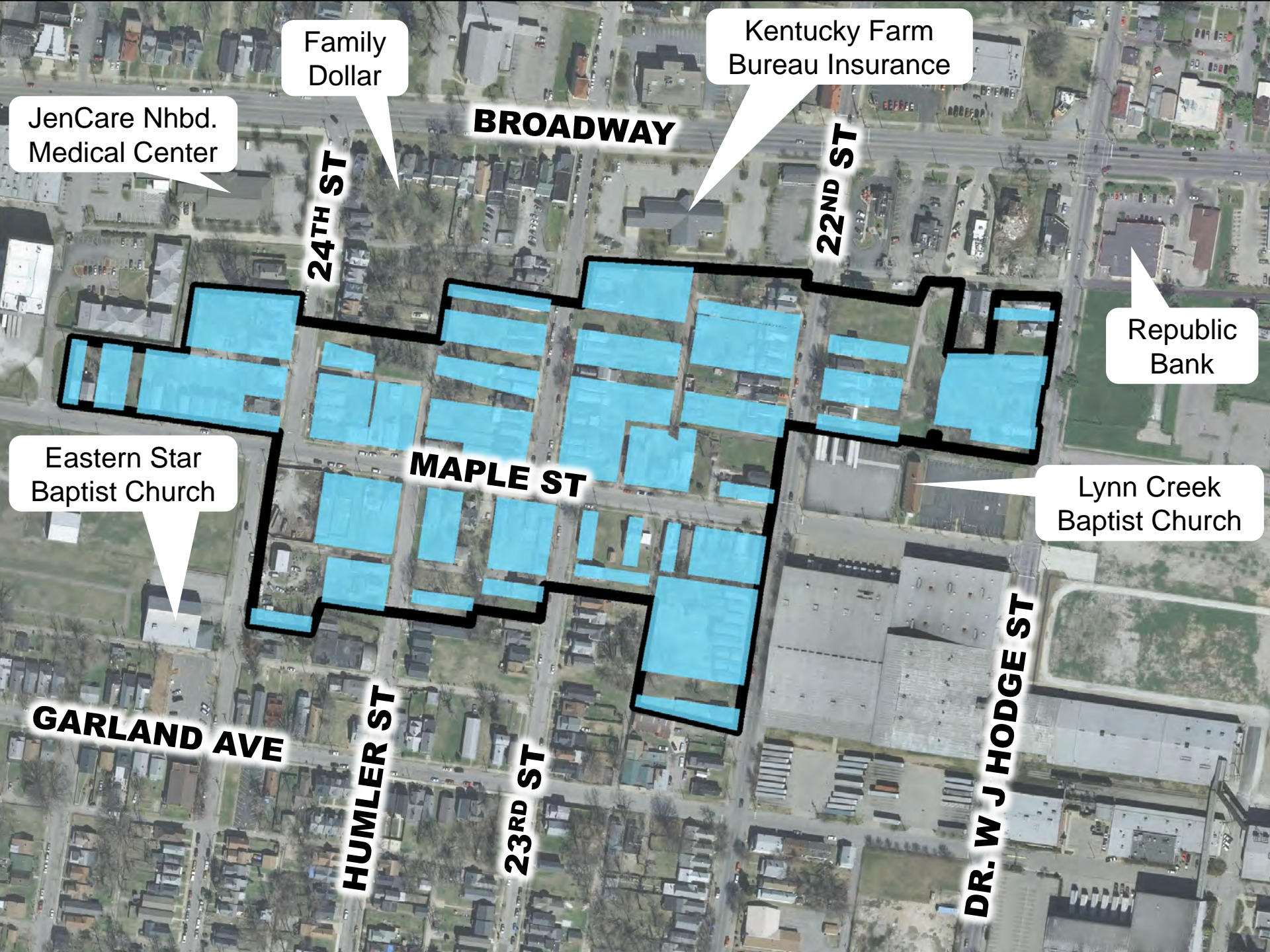
FEMA Grant Buyout Process

Typical Acquisition & Demo Process:

- Offer acceptance
- Closing [90-120 days]
- Demolition completed [30-45 days]
- Added to mowing schedule [14 days]
- Routine mowing [14-21 days]

128 Residential Properties:

- 109 Closed and/or Demolished
- 4 Acquisition pending
- 5 Unlikely or Unresponsive
- 10 Elected not to participate



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Questions

Q1. I have a question about my property and the grant buyout; where can I get more information?

A1. MSD staff are available to assist with answering questions about specific properties.

MSD Customer Service is available 24/7
(502) 587-0603

Questions

Q2. How long is the current grant money available for the remaining 19 properties?

A2. It varies, but the next phase to close ends 8/7/17.

Q3. Now that the houses are gone, will the area continue to flood?

A3. Yes, the buyout only provides residents the opportunity to relocate from the areas of highest risk.

Questions

Q4. I own property in the area, can I still build on it?

A4. Yes, as long as the proper building permits are obtained from Metro. Also, you may need to meet the requirements of a floodplain permit from MSD (i.e. elevate the structure).

Q5. Who is responsible for ongoing maintenance of the properties MSD has acquired?

A5. MSD will maintain these properties (unless the property is conveyed to another organization), including mowing and debris pick-up.

**MSD Customer Service is available 24/7
(502) 587-0603**

Questions

Q6. Will Metro services (trash, public transportation, fire, police, etc.) remain in the area?

A6. Metro services will continue to be available for area residents.

Q7. Is there anything residents can do about the vacant and/or abandoned properties in the area?

A7. Service requests should be filed with MetroCall 311 (or download the app!).

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Maple Street
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Planning Objectives

1. Define a publicly acceptable, beneficial, use for flood prone properties acquired during buyout.
2. Define potential ownership options for end use, funding, construction, and long-term operation and maintenance of the selected land use.

Land Use Planning

Characteristics

- Privately owned properties within the area
- Deed restrictions on properties acquired
- Continued risk of recurring flooding, combined sewage back-ups, and manhole surcharges
- Lack of funding source(s) for community amenities
- Maintenance and programming responsibilities

Opportunities

- Public engagement
- Governmental agency collaboration
- Corporate partnerships
- Non-profit involvement
- Transfer/lease of property

**Create a
community asset!**

Deed Restrictions

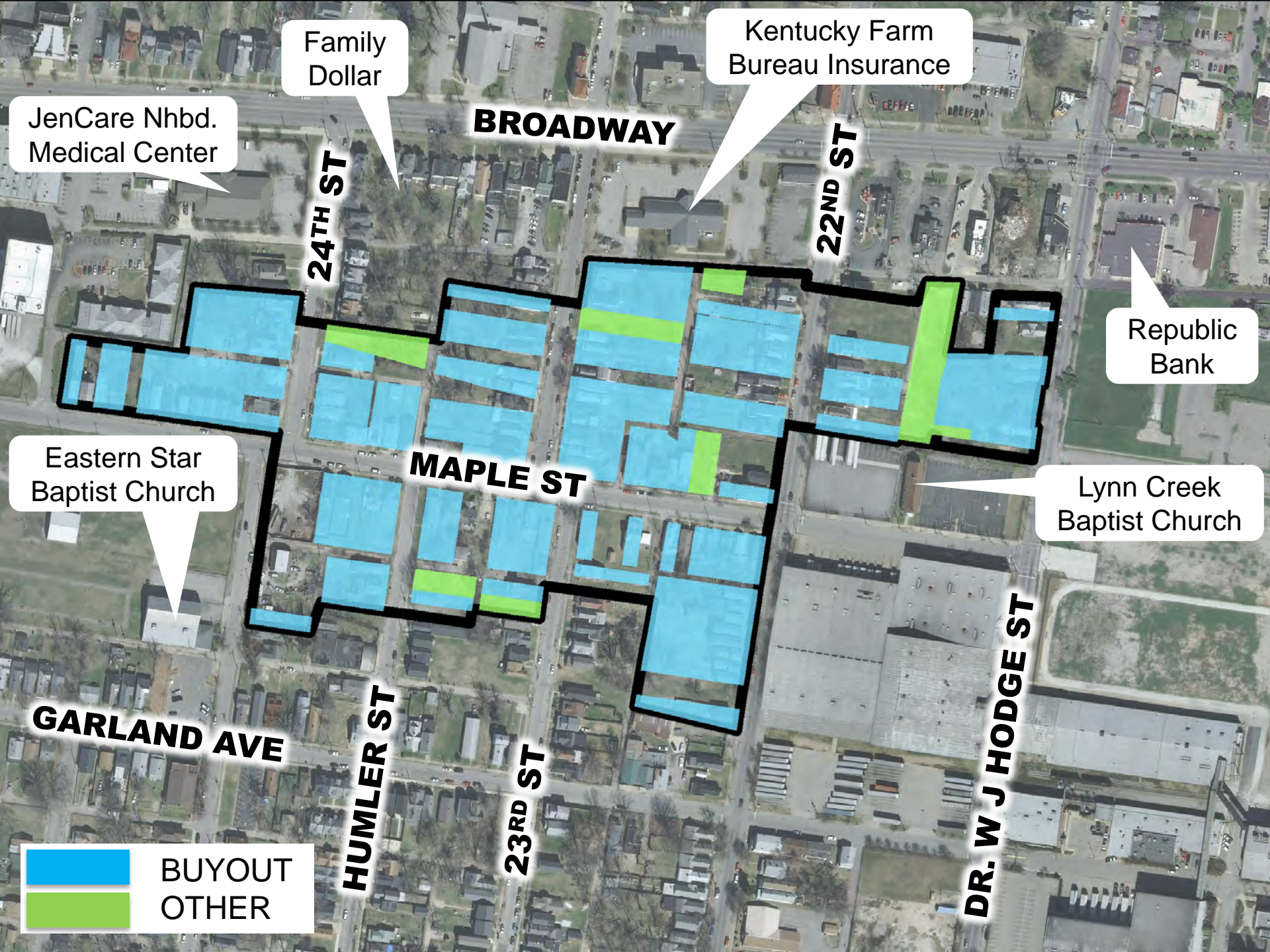
FEMA Buyout Properties

- Dedicated and maintained as open space
- No new structures or improvements, with few exceptions
 - Pavilion
 - Public restroom
- Transferrable only to a public entity or to a qualified conservation organization

All Other Properties

- FEMA related deed restrictions *do not apply*





Family Dollar

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JenCare Nhbd. Medical Center

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DR. W J HODGE ST

 BUYOUT
 OTHER

MSD's Role

FEMA Grant Administration

- Administered FEMA grant for purchase of flood-prone properties

Facilitate Land Use Planning

- Offer facilitator for process
- Coordinate advisory committee and public meetings
- Invite community leaders to engage in partnership opportunities
- Provide technical support



Identify community leaders and agency partners to help create a community asset.

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Process

- Starting with three general concepts..
- Any or all could possibly be implemented somewhere in the planning area.
- We need your help to better understand the nature of each concept.
- We'll discuss each of the three concepts and get your input.
- That conversation may stimulate additional ideas from you, and we'll discuss those also.
- We'll use the keypads to use your time more efficiently.

It is important to point out....

- Concepts and other ideas we discuss tonight will **require partnerships** with organizations in the community to be possible.
- **MSD** has initiated the dialogue to **help form these partnerships**, sort of like a matchmaker.
- Your feedback will help us **understand** where there are **gaps and needs** for the community.
- You will also help **identify** other **concepts** that might attract future community partners.
- **SO LET'S GET STARTED!**

Overview

Concept #1 | Athletic Fields

- Structured activities for groups
- Requires programming of activities

Concept #2 | Green Space

- Passive recreation available for all
- Natural and/or green space

Concept #3 | Community Gardens

- Community areas for vegetables or native plants

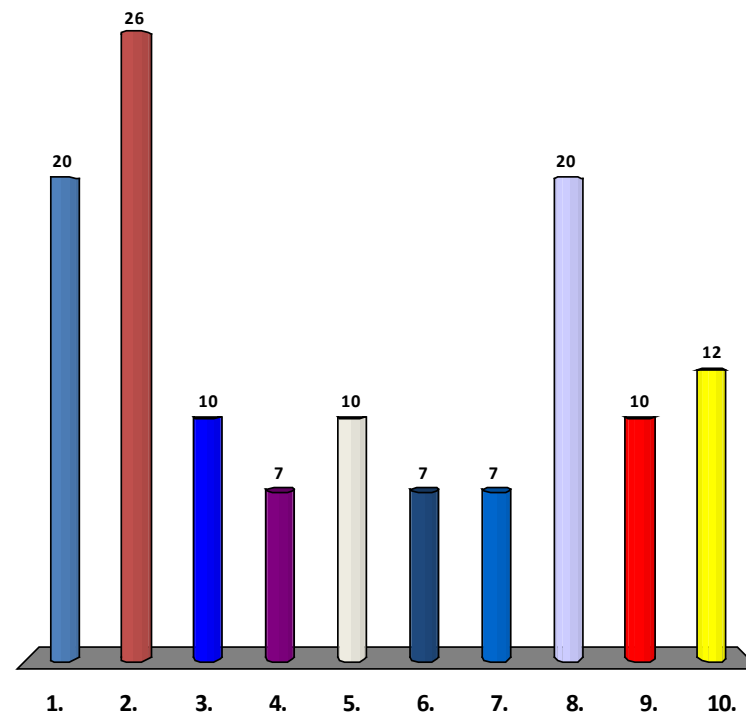
Concept #1 | Athletic Fields

- Structured activities for groups
 - May be difficult to provide full-size fields
 - Practice or mini-fields could be constructed more easily
 - Would require strategic planning for any impervious areas, or buildings, due to FEMA deed restrictions
- Requires programming of activities
 - Scheduling of use
 - Ongoing maintenance and repairs



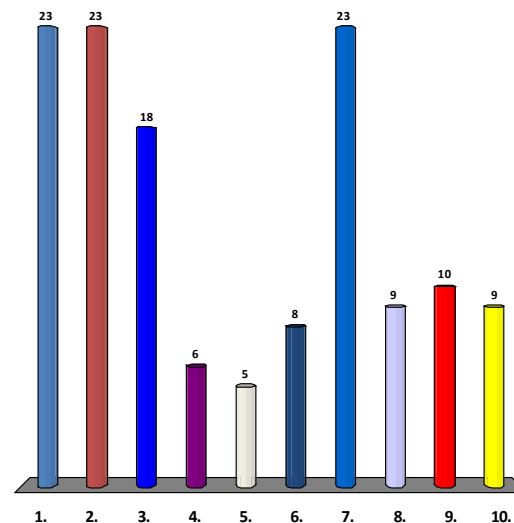
What kinds of facilities would be most useful for an Athletic Field area?

1. Volleyball and soccer
2. Track and field / walking track
3. Tennis
4. Golf
5. Skateboard
6. Martial arts
7. Swimming
8. Baseball softball etc
9. Football
10. basketball



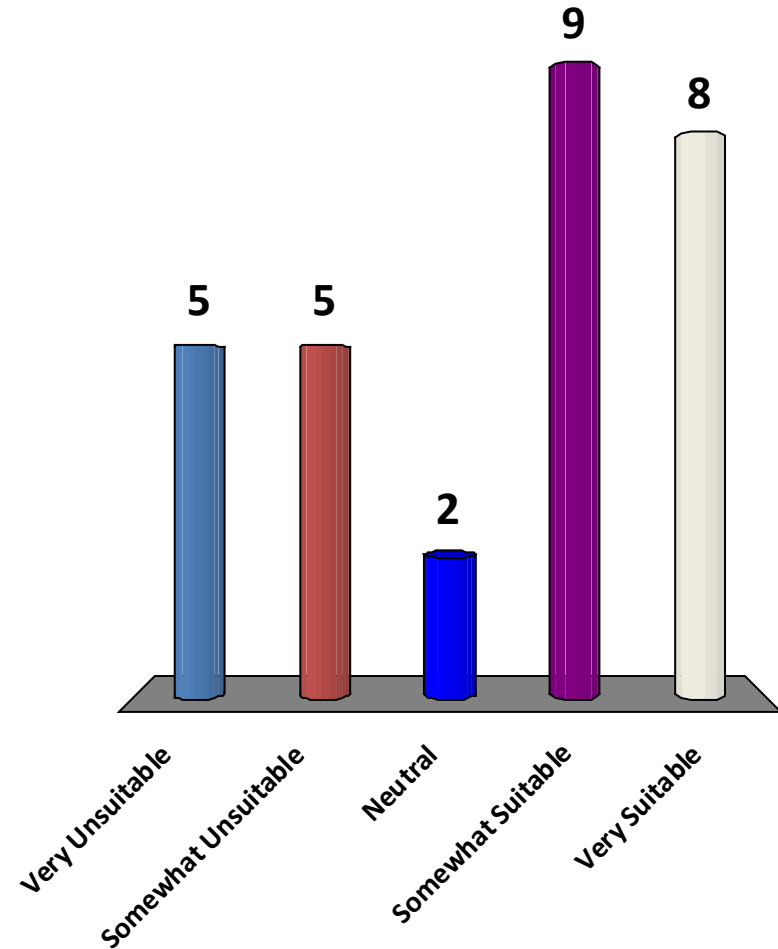
What challenges for this area would we need to keep in mind regarding Athletic Fields?

1. Safety
2. Maintenance
3. Supervision
4. Parking
5. Noise
6. Lighting
7. Security
8. Hours of operation
9. Liability and risk
10. Capital outlay / cost



So, how suitable would Athletic Fields be for this area?

1. Very Unsuitable
2. Somewhat Unsuitable
3. Neutral
4. Somewhat Suitable
5. Very Suitable



Mean = 3.34

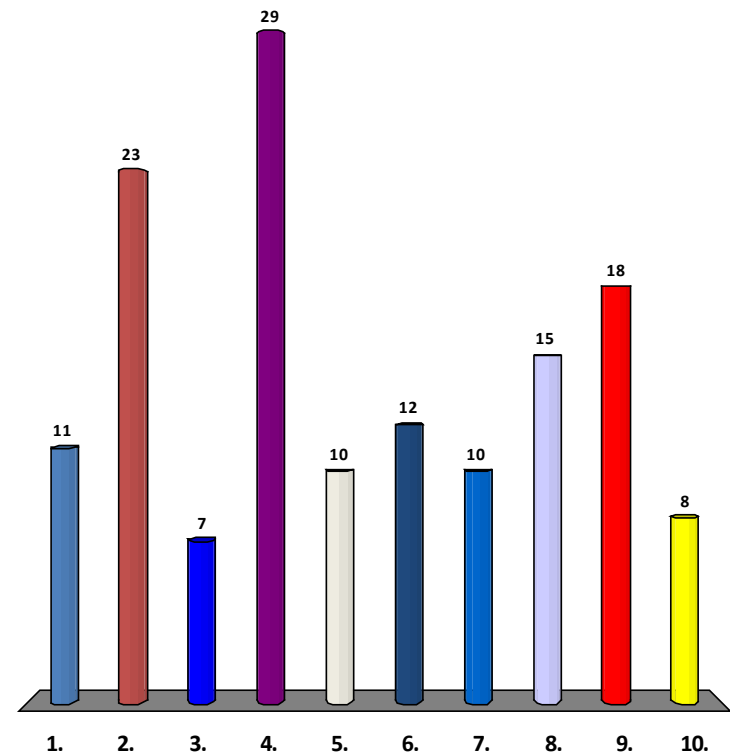
Concept #2 | Green Space

- Passive recreation available for all
 - Playground
 - Walking path
- Would require strategic planning for any impervious areas, or buildings, due to FEMA deed restrictions
- Natural and/or green space
 - Trees and natural areas
- Less stringent (time-sensitive) maintenance requirements



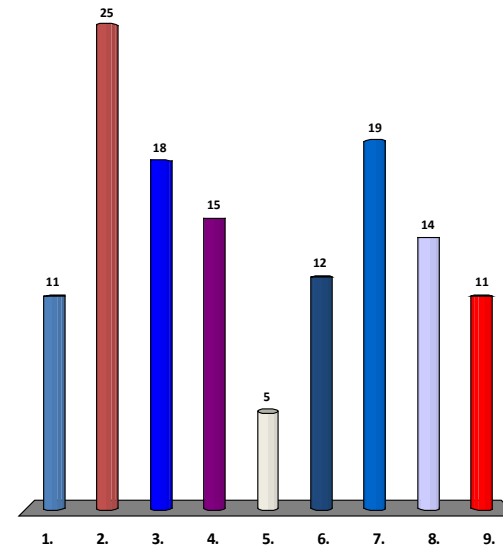
What kinds of Green Space uses would be best for this area?

1. More rolling character
2. Pavilion
3. Fountain
4. Walking trail / exercise stations
5. Trees
6. Picnic benches
7. Dog park
8. Police substation
9. Playground
10. splashpad



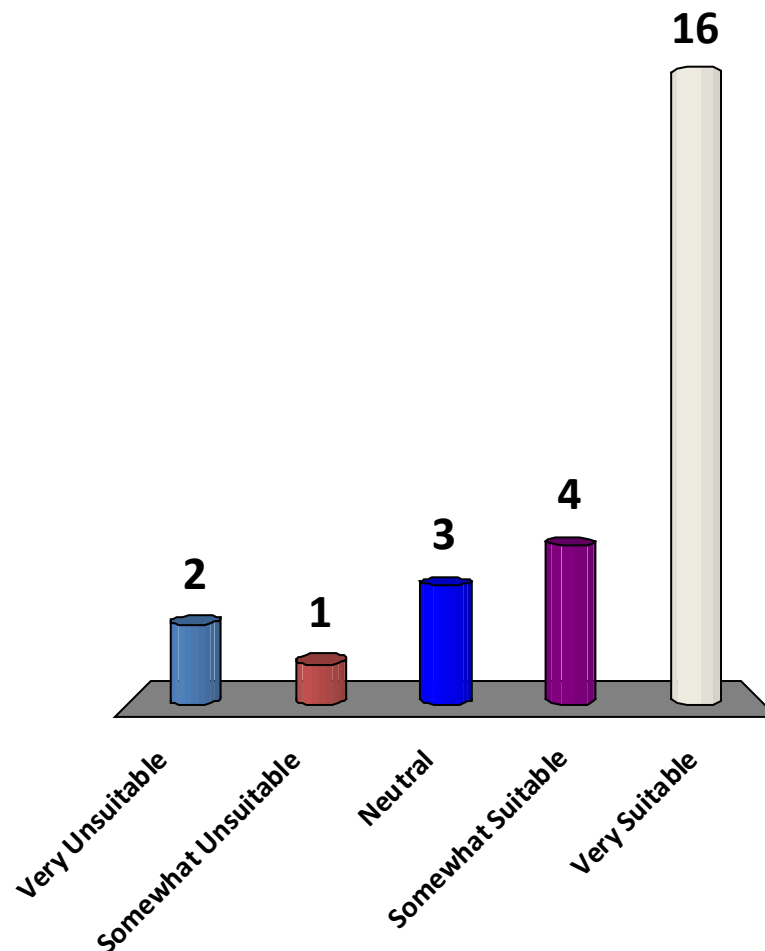
What considerations for this area would we need to keep in mind regarding these Green Space uses?

1. Restroom
2. Security
3. Attract loiterers
4. Lighting
5. Fencing
6. Maintenance
7. Vandalism
8. Hours of access
9. Parking



So, how suitable would Green Space uses be for this area?

1. Very Unsuitable
2. Somewhat Unsuitable
3. Neutral
4. Somewhat Suitable
5. Very Suitable



Mean = 4.19

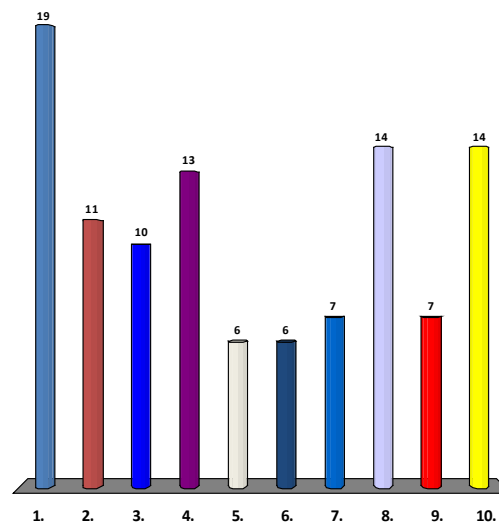
Concept #3 | Community Gardens

- Community areas
 - Edible plants (e.g. vegetables)
 - Flowers
 - Trees/orchards
 - Rain garden
 - Native or indigenous plants
- Could be raised beds, depending on location



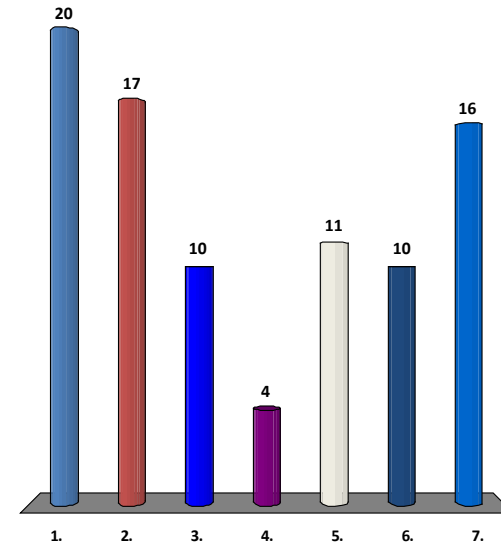
What types of Community Gardens would be most useful for this area?

1. Fruits and vegetables
2. Flowers
3. Orchards
4. Trees
5. Shrubbery
6. Therapy /accessible gardens
7. Fountain
8. Children's gardens
9. Art garden
10. Native species / educational / rain garden



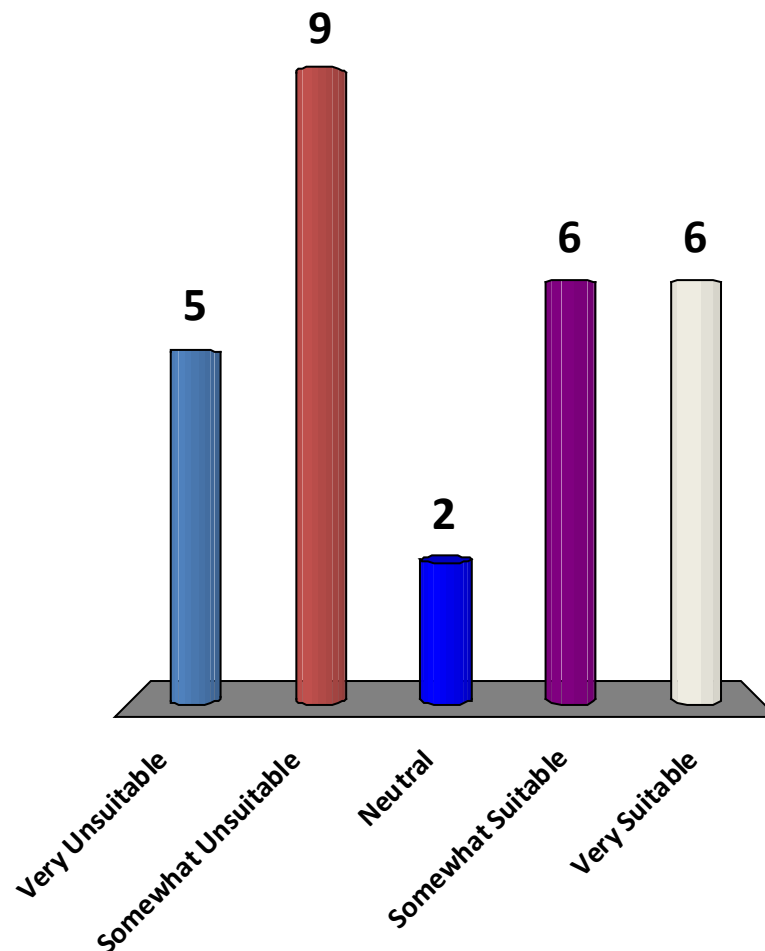
What considerations for this area would we need to keep in mind regarding Community Gardens?

1. Maintenance
2. Health concerns with edibles
3. Theft
4. Growing alternative herbs
5. Animals
6. Fencing
7. Utilities



So, how suitable would Community Gardens be for this area?

1. Very Unsuitable
2. Somewhat Unsuitable
3. Neutral
4. Somewhat Suitable
5. Very Suitable



Mean = 2.96

Idea Exploration: Does this spur any new ideas or opportunities?

1. Ampitheater
/raised pavilion
2. Market /festival
area
3. Place for casual
performance

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Path Forward

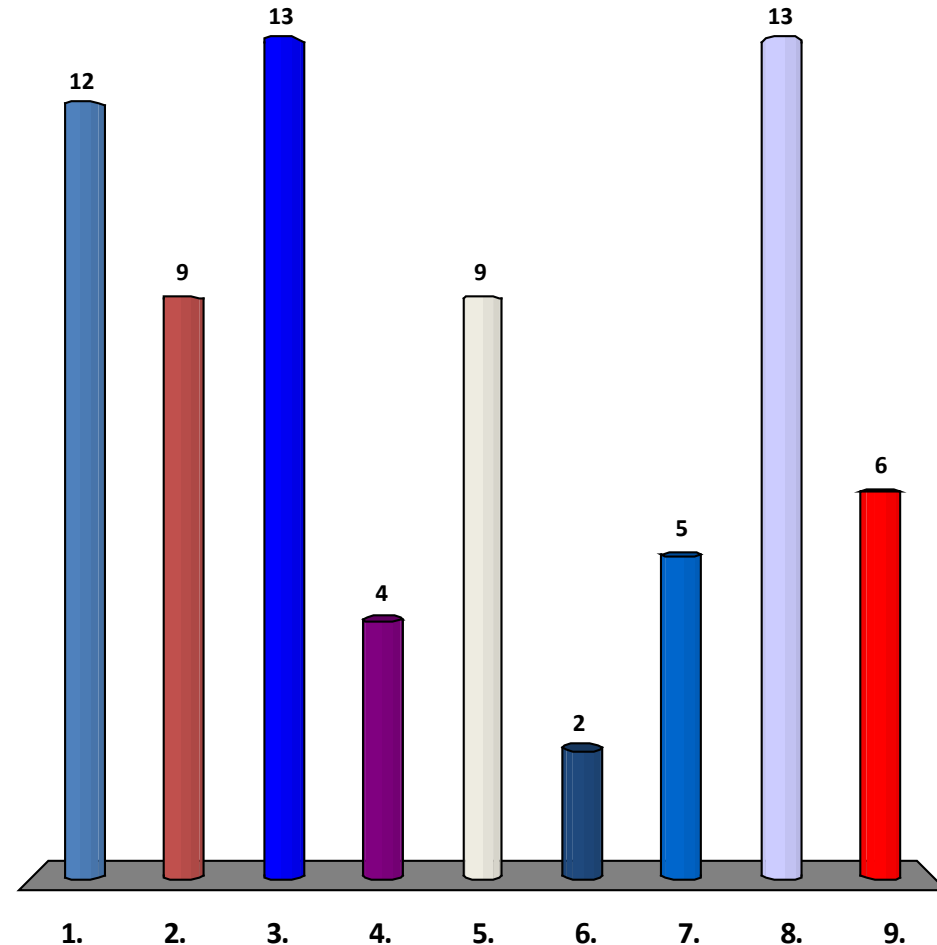
What's next?

1. Schedule
2. How do you want to stay engaged?
3. Anything else that MSD needs to know as we pursue progress?
4. Tell your friends and neighbors to take the survey at

tinyurl.com/MSDMapleStreet

How Would You Like to Keep Informed About the Maple Street Buyout Project? (Up to 4)

1. Post Card
2. Local Mainstream Print or Broadcast Media
3. Metro Council District Newsletter
4. Neighborhood Association
5. MSD email
6. @LouisvilleMSD (Twitter)
7. MSD Streamline Newsletter
8. Public Meetings
9. Bill Inserts



Anything Else We Should Keep in Mind Regarding the Neighborhood?

If there is anything that you would like MSD to keep in mind, please use the cards on the table near the exit and place it in the box before you leave.

THANK YOU!