

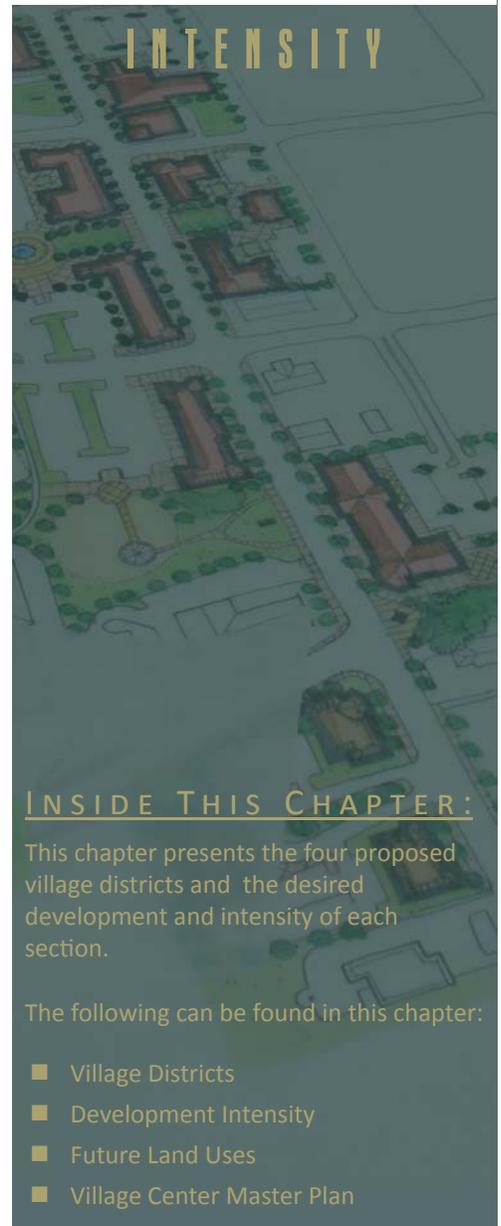


PLANNING A NEW VILLAGE CENTER

INTENSITY



## INTENSITY



### INSIDE THIS CHAPTER:

This chapter presents the four proposed village districts and the desired development and intensity of each section.

The following can be found in this chapter:

- Village Districts
- Development Intensity
- Future Land Uses
- Village Center Master Plan



*City Hall on Old Veechdale Road*

## VILLAGE CENTER BOUNDARIES

The Village Center is comprised of four unique districts: the Civic District, Core District, Transitional District and Transitional Suburban District. While more intense development will be located within the Core District, the other three districts will play an important role in defining the character of the area. Each district will reflect this common character and residents and visitors alike will know they are in the Village Center at Simpsonville.

The map on the following page depicts the Village Center boundaries.

### CIVIC DISTRICT

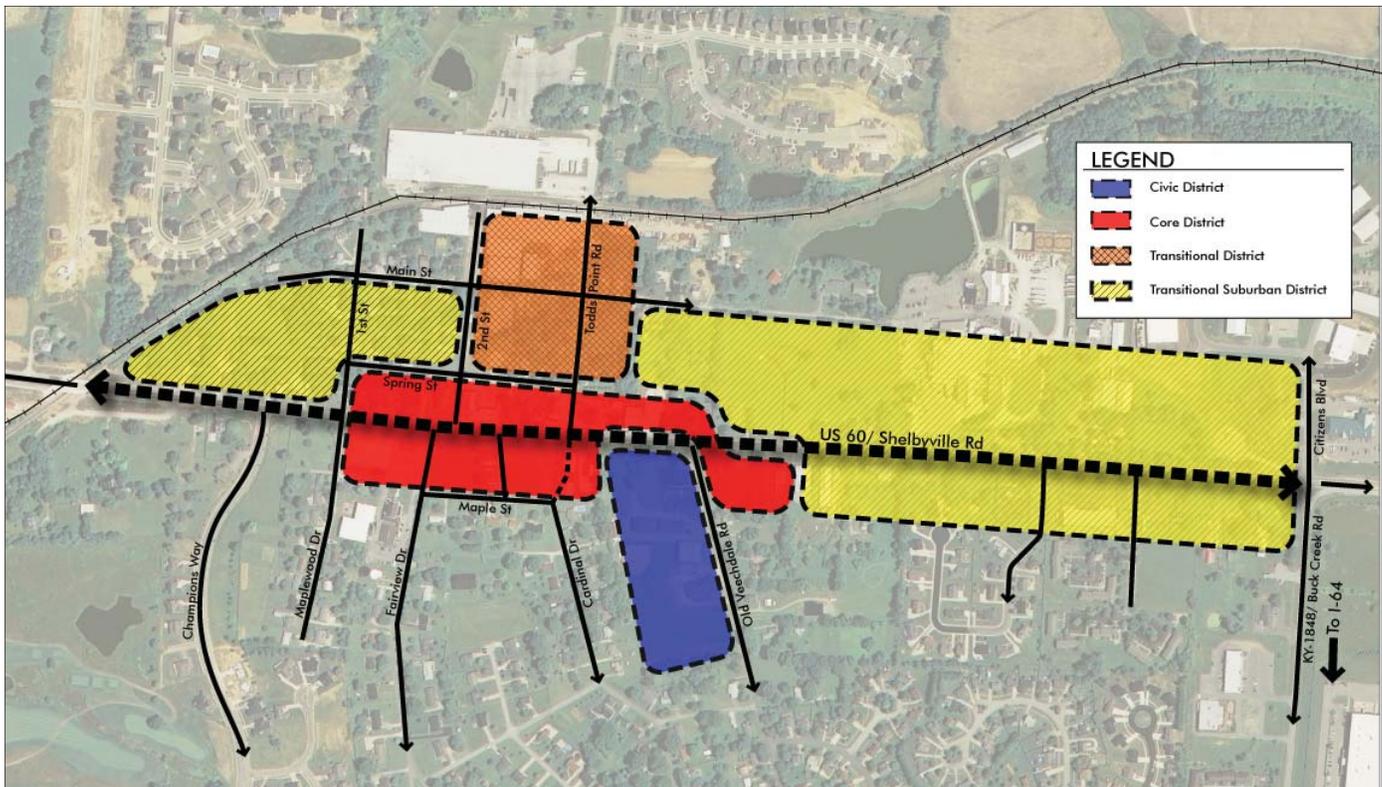
The Civic District is located on the south side of U.S. 60. The boundaries extend from U.S. 60 to City Hall and west of Old Veechdale Road. This district contains the current civic buildings including City Hall, the Simpsonville Gym, Wiche Park and the school. Simpsonville Christian Church is also located within this district.

### CORE DISTRICT

The Core District boundaries extend along U.S. 60 from Maplewood Drive to east of Old Veechdale Road and approximately from Spring Street to Maple Street. The current uses within this area include commercial, residential and vacant parcels. Few buildings are currently oriented towards the street and all lack pedestrian connectivity. Two vacant parcels exist and are prime areas for development within this district. They are located on U.S. 60 between Fairview Drive and Cardinal Drive and at the southeast corner of Old Veechdale Road and U.S. 60.

### TRANSITIONAL DISTRICT

The Transitional District extends from Spring Street on the south to the railroad tracks on the north and from 2nd Street to the west to just east of Todds Point Road. Residential is currently the prominent land use with some commercial and industrial uses. As the Village Center develops, pressure could be placed on this area for reinvestment and redevelopment.



Village Center Boundaries

**TRANSITIONAL SUBURBAN DISTRICT**

The Transitional Suburban District is similar to the Transitional District except more traditional suburban land uses exist, such as strip shopping centers. This district exists to the northwest and east of the Core District. The first area is bounded by U.S. 60, the railroad tracks, Main Street, 2nd Street and Spring Street. The second is along U.S. 60 east of the Core District to KY-1848 / Buck Creek Road. This district was not extended south of the Core District because the existing land use patterns and densities reflect the desired growth in this area.

**DEVELOPMENT INTENSITY AND FUTURE LAND USES**

The placement, design and operation of the buildings within each district are key elements in creating a vibrant and successful Village Center. While larger setbacks will be allowed outside of the Core District, all new development within the Village Center should consider the relationship of the building and street in addition to being pedestrian scaled.

### CIVIC DISTRICT

The Civic District should be oriented towards governmental or public uses and spaces. The maximum building height is three stories or 36 feet. The suggested uses within the Civic District include government / civic buildings (such as City Hall), schools, public open spaces, parks, and churches. With a new City Hall being built in 2005, the City of Simpsonville has already started to make an investment in this area. The Simpsonville Gym and neighboring school host many community functions and events throughout the year. Wiche Park provides a place to host festivals or outdoor events however it is limited in size. In order to strengthen this district, an additional park or public open spaces should be considered within the Civic District.



*Sample Core District Intensity*

### CORE DISTRICT

The Core District will have the highest intensity of development when compared to the other three districts. All new development must be oriented towards the street with parking in the rear. Buildings should be built to the front property line in order to create an inviting and pedestrian scaled streetscape. The maximum height on buildings is three stories or 36 feet.

The suggested land uses in the Core District are primarily focused on commercial and office space. The street level or first floor should be a combination of commercial, retail, personal service outlets (such as banks) and dining establishments. The upper levels (2nd and 3rd Floors) should include those uses allowed on the street level, offices, and residential apartments or condos. It is important to have a mix of service oriented commercial or retail uses with residential.

By encouraging people to live in the Village Center, it will create a population base to use the area as well as providing activity in this area after hours. The City can also capitalize on an underserved market of retail, dining and living options. Based on its close proximity to Louisville, Simpsonville can attract visitors and residents who desire a small town atmosphere.

### TRANSITIONAL DISTRICT

This district focuses on transitioning from the higher density and mixed uses located in the Core District to surrounding suburban or rural land uses. The buildings should, like all areas in the Village Center, be oriented towards the street. Building setbacks can be greater than the Core District but should still reflect a more urban nature with a maximum front setback ranging from 20 to 35 feet. The maximum building height is two stories or 24 feet.

The suggested land uses within the Transitional District are commercial, retail, personal service outlets, dining establishments, offices, single-family residential and multi-family residential.

### TRANSITIONAL SUBURBAN DISTRICT

This district is similar to the Transitional District but allows for more suburban uses and intensities. The focus is still on providing an area to move from the dense Core District to surrounding suburban and rural uses. More flexibility is allowed in this area for setbacks but all buildings should be oriented towards the street and rear parking rather than a vast parking lot between the roadway and building. The maximum building height is two stories or 24 feet.

The suggested land uses within this district are the same as the Transitional District which include commercial, retail, personal service outlets, dining establishments, offices, single-family residential and multi-family residential.

### MASTER PLAN DEVELOPMENT

The overall master plan for the Village Center is shown in the illustration to the right. This illustration depicts the relationship of the buildings, parking and streets in the Core District. With parking in the rear and strong pedestrian connections through sidewalks and green space, the Village Center places a high emphasis on the pedestrian. The Civic District is also depicted and shows much of the same buildings that are currently there today. However, Wiche Park is expanded and creates a focal point for the community and provides an important connection within the Village Center.



Village Center Master Plan



*"Progressive Community with Hometown Spirit"*

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*"Progressive Community with Hometown Spirit"*