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March 14, 2022

Louisville Metro Department of Planning and Design Services
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Re: Letter of Explanation
Application for a Modified Conditional Use Permit (B-91-06)
1421 South 6th Street

To whom it may concern:

This is an application for a modified conditional use permit to allow Cabbage Patch's adjacent community center to expand into the property at 1421 South 6th Street (the "Property"). The Property was acquired by Cabbage Patch in 2008 and has been leased by Cabbage Patch as a single-family dwelling since its acquisition. Cabbage Patch now desires to incorporate the Property into the existing adjacent community center facilities.

Other than routine cleaning and maintenance, no exterior changes or additions are planned or proposed. Should it become necessary to make more significant changes to the exterior of the Property, such as window replacements, Cabbage Patch will file the necessary applications and documents for review and approval by the Landmarks Commission prior to making changes to the exterior.

Sincerely,



Timothy W. Martin

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3/9/2022 2:50 pm

Location:

The Cabbage Patch Settlement House facility currently occupies the property encompassed by the street numbers 1409 through 1419 S. 6th St, just south of the Roosevelt Chin Alley (named for a longtime staff member at The Patch).

The Cabbage Patch Settlement house was founded in 1910 by Louise Marshall. In 1929 the organization moved to the current location in Old Louisville, just south of Central Park, where it occupied three houses and a purpose-built gymnasium.

In 2008 a major renovation connected these buildings into one integrated facility, while maintaining the aesthetic and view-from-the-street characteristics expected in a traditional neighborhood zoning district. As of this renovation, the facility currently contains 2,845 sq. ft. of office and administrative space and 34,850 sq. ft. of space dedicated to providing programs to our clients (total: 37,695 sq. ft.).

The Cabbage Patch Settlement House also owns 1421 S. 6th St. The house is currently rented out as a residence. The backyard, separated from the residence by a standard 6-foot privacy fence, is in use by our programs for a gardening program and a secure gravel parking pad for our three 15-passenger vans (used for field trips in support of our youth programming).

Programs:

The Cabbage Patch Settlement House provides after-school programs for youth ages 8-18. Program hours are from 3pm to 9pm, Mon-Fri. Members are dropped off by their individual parent/guardian or, to a lesser extent, via bus directly from their respective schools. Membership is free to all participants who have completed a tour and orientation.

These youth programs fall into three main categories: 1) Recreation & Youth Development, 2) Educational Opportunities, and 3) support for our College Scholars.

Additionally, we provide wrap-around social services to some families of our participating members. These services focus on supporting resilience and stability at the family level. The Family Development program works with both youth clients and their adult family members providing services such as counselling, rent/utility assistance, a food pantry, and monthly social events that often include resilience education components.

Expansion:

In 2020 our board of directors set a goal to grow the College Scholars program up to 50 participants by 2025, As of Spring 2022 there are 33 participants in the program, and we expect 42 to be enrolled for the Fall 2022 semester.

To support this increase in our follow-on program, plans are underway to expand the College Scholars program by adding more a formalized College & Career Readiness component,

including one additional full-time staff member and some dedicated space to provide support for our college students, including prospective college students.

Currently plans are to house this College & Career Readiness program in the house at 1421 S. 6th St. This would repurpose the existing 1,839 sq. ft. of finished floor space in 1421 for use in support of our primary mission, an approximately 5% increase in total sq. ft.

- Office(s) for one or two staff,
- Meeting room(s) for interviews, seminars, and college skills classes,
- Shared office space or technology lab where clients can polish resumes and applications, research colleges, and find job opportunities,
- Additionally, this space will provide additional locations where our leadership development programs can meet (joint efforts between Rec. & Youth Dev. and Ed. Opps.) to begin familiarizing high school students with the college preparation activities and facility.

As the use of 1421 would primarily be the expansion of the footprint of current programs, we do not expect the number of clients on-site at any given time to increase significantly. This would primarily spread out the location of existing clients, with a small potential for additional clients to be onsite throughout the workday. As most of our youth programs take place from 3-9pm, we would expect most of the youth leadership development activity to be during this time frame. Older (18+) clients to the College & Career Readiness programs would likely be during these hours, or during regular working hours (ie. 9am-5pm).

Parking considerations:

As college scholars and their families already regularly visit Educational Opportunities staff and Family Development staff in the current facility, we do not expect an increased demand for parking from clients. We would expect the day-to-day operations to be by appointment with one or two clients at any given time. In the event of an occasional seminar or class being hosted we would not expect any more than five or so clients at a time. With these expectations it should not be an increase over the expectations of a one or two family residence: 1-2 cars most of the time, with an occasional “dinner party” of up to 5 cars.

Per current policy, our staff are asked to park in areas that do not take up parking for residents. Specifically, they are asked to park either one block north of the facility on 6th St. (along the western edge of Central Park), or one block north and west, along Magnolia Ave.

This keeps our staff from taking up parking in front of the residential houses that make up the significant majority of the neighbors. It also provides plenty of temporary parking immediately in front of the facility for child drop-off during program hours and small meetings such as board meetings and Family Development events.

As a general rule, in preparation for events where we expect to have higher parking demand in the area, we ask visitors to park by Central Park and walk to the facility, similar to staff expectations.

Gravel pad & garage:

The gravel pad is used for equipment storage only. This is available for neither client nor staff parking. The entire backyard of 1421 is enclosed with a standard privacy fence. The alley-access to the gravel pad is secured with a locked gate to maintain security for the equipment on the pad and the facility, as a whole.

The garage bays are used for Cabbage Patch equipment storage (large items like canoes), Cabbage Patch-owned vehicle parking, and workshop space for maintenance & groundskeeping. There are only four bays (not seven) in the garage to the rear of 1417 & 1419 S. 6th St.

Repeated damage to both vehicles and the building have shown these bays to be too narrow, too short, and set too close to the alley curb to permit the safe operation with our 15-passenger vans. Instead, the vans are stored with other equipment (cargo trailers used for out of town camping events) on the gravel pad to the rear of 1421 S. 6th St.

Exterior changes and integration:

There are no current plans to make any exterior changes to 1421 S. 6th St. Any maintenance or restoration needs that become evident will be performed within the regulations of the traditional neighborhood zoning district guidelines. Specifically, we will maintain the style and materials of the existing building.

Any signage will be small, unlit, and mounted flush with the existing building in the same style and manner as the existing signage on our facility (the signs identifying individual buildings as either “Office,” “Family Development,” or “Recreation”). No additional free-standing signage is anticipated.

There are no plans to make any pedestrian nor any vehicle connections between the existing facility and 1421. The buildings are adjacent and the neighborhood sidewalks are very convenient – high “walkability.”

If accessibility accommodations are deemed necessary, they will be made in the rear of the building – where they would be out of sight from the street. Since the main facility has accessibility accommodations (including a low-grade ramp from the public sidewalk to a door with no steps), we have the option of using the existing facility for specific clients or connecting via the backyards, eliminating any visible changes to the front exposure of either building.