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DESIGN SERVICE

June 20, 2017

Louisville Metro Planning and Design Services
444 South 5th Street, Suite 300
Louisville, Kentucky 40202

Re: Formal Application for C-2 Zone Map Amendment of Current R7 Parcels
Case No. 16-ZONE-1059 1049 Dixie Highway, Louisville Kentucky 40210

Dear Members of the Planning Commission and Planning Staff:

We represent the Eta Omega Chapter of Alpha Kappa Alpha Sorority Inc. (hereafter known as AKA), and the Hortense B. Perry Foundation (a charitable non-profit foundation of the AKA, hereafter known as the Foundation). The AKA and Foundation plan to build their campus headquarters on a block east of Dixie Highway between Prentice Avenue and West St. Catherine Street.

The master plan for the AKA campus consists of 3 phases in the block of Dixie Highway and Salem Avenue between Prentice Street and West St. Catherine Street. Phase 1 consists of the consolidation of the parcels South of 1031 Dixie Highway and the construction of the main building, parking and recreational green space; Phase 2 includes the acquisition of 1039 Dixie Highway and rehabilitation of the existing 2 story building; and Phase 3 will include 1025 and 1027 Dixie Highway to complete the parking, recreational areas and build a corner building.

The subject rezoning is for Phases 1 and 2 only, from their existing R7 zoning to a C-2 zoning. The parcels in Phase 3 are currently zoned C2. The subject block is located in the Traditional Marketplace Corridor Form District, 2 parcels in the block are already zoned C-2, as well as the two blocks to the north and south of the site.

The requested zone change will allow the AKA and the Foundation's desire to develop a signature address in the California neighborhood serving the respective memberships and the broader community. The primary purpose of the facility is to provide a permanent site for AKA to carry out its mission "To be of supreme service to all Mankind." The 2014-2018 International Program will focus on Launching New Dimensions of ServiceSM. Eta Omega will have an opportunity to address community needs with programs in five targeted areas:

- ♣ Educational Enrichment
- ♣ Environmental Ownership
- ♣ Health Promotion
- ♣ Global Impact
- ♣ Family Strengthening

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Alpha Kappa Alpha Sorority will expand its community presence as a result of these initiatives, which include International Community Impact Days and their signature enrichment program, ASCENDSM.

The proposed Headquarters building set at the North East corner of the block (Dixie Highway and West St. Catherine Street) and is oriented to the street with zero setback. The one story structure has design elements that break up the façade, following the rhythm, massing and spacing of development in the area. The site design includes street parking as well as onsite parking, set behind the building and appropriately screened with fencing and landscaping. Existing sidewalks are to remain and are wide with a landscaping verge. Street trees are proposed along the recreational green area. The proposed tree canopy exceeds the requirement by 30%. Sustainable site features will include green storm-water management, native trees, and solar/ LED lighting.

The new 11,500 square feet building is envisioned as a multi-purpose facility with ample use of brick for the front façade in order to fit in with the character of the California neighborhood. The interior will include various size meeting rooms and a large open space for large gatherings, activities and events. The facility will also include a reception area and appropriate number of bathroom and service facilities. The design of the new building will incorporate sustainable and eco-friendly features that are cost effective and functional.

Phase 2 of the master plan includes the renovation and incorporation of one of the three existing buildings on site (1039 Dixie Highway). The proposed architecture will not impact the historical character of the area.

The Applicant has complied with the pre-application requirements and has met with planning staff to review comments and made changes to the master plan based on those comments. Also, has held a public meeting in the California Neighborhood Community Center where the neighbors expressed support for the project.

The proposed zone change and land use agrees with the goals, objectives and policies of Louisville's Cornerstone 2020 Comprehensive Plan, Traditional Marketplace Form District as follows:

- Guideline 1: Community Form, B.7 by incorporating itself into the pattern of development, street orientation, no setback, respecting the rhythm, massing and spacing of existing buildings. The development maintains existing grid pattern of streets, alleys and does not alter the block size. It also includes on-street parking and parking lot in the rear of the building with wide sidewalks, street furniture and trees. The proposal is also compatible with the scale and architectural style of the corridor.
- Guideline 2: Centers, A13/15 by developing most of the block with 1 entrance to the site and maintaining the alley, Salem Avenue, that severs adjacent uses. A16 by supporting easy access to bicycles with ample bicycle parking, vehicle entrance

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from side street and public transit as there is a bus stop in the corner of Dixie Highway and West Catherine Street. Pedestrians and persons with disabilities enter through the front or rear ADA entrances. The open area has gates directly from the sidewalk for special outdoor events.

- Guideline 3: Compatibility, A23 Setbacks and building heights are compatible with those of nearby developments and meet form district standards. A24, parking area adjacent to residential is designed to minimize the adverse impacts, located behind the buildings and screened from the street with the required Landscaping buffer areas. A28 Signage will be minimized and on the building facade.

- Guideline 4: Open Space, A2/3/7 Open space is provided as a passive landscaped open space with a walkway that will be transformed into a longer walking path when Phase 3 is completed. A4, The Open space design is consistent with the area and screened with fencing and landscaping.

- Guideline 5: Natural Areas and Scenic Historic Resources. A2/4, by preserving an existing building and connecting it to the new building. The rehabilitation will not impact the historical character of the area.

- Guideline 7: Circulation, A 1/2 The proposal will contribute to improve sidewalks and public transit bus stop as required by the department of Public Works. A3/4 The proposal promotes mass transit by having the main entrance right by a Tarc Stop, 3 entrances directly from the sidewalk, 2 on Dixie Highway, one to the building and one to the Open Area and one in West St. Catherine Street. It also has secured bicycle parking off West St. Catherine Street. A6, The proposal is on a block within a grid patterned neighborhood. Access to surrounding uses is existing. A9. A right of way waiver was granted by the Department of Public Works to reduce the required right of way along Dixie Highway from 120' to 60'. A10 The proposal includes adequate parking to support the use.

- Guideline 8: Transportation Facility Design, A9, the proposal avoids access to development through areas of lower intensity by using existing streets and having the parking lot entrances from the side streets.

- Guideline 9: Bicycle, Pedestrian and Transit A1/2 The site is easily accessed by bicycles, pedestrians and transit users by having the bicycle parking directly off West St. Catherine Street and the main entrance close the Tarc Stop.

- Guideline 10: Flooding and Stormwater. The proposed building will be at a finish floor elevation one foot above the combined sewer overflow floodplain. The impervious area is mitigated with open landscaping areas and vegetated buffers. An underground detention system proposed under the open space will limit the 100 year post-developed discharge into the combined sanitary sewer system to the 10 year

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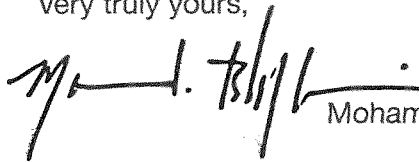
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pre-developed discharge. The final design of the project will meet all MS4 water quality regulations established by MSD.

- Guideline 12: Air Quality, the proposal will not have an impact on air quality.
- Guideline 14: Infrastructure, A2 the proposal will use existing utilities that serve the site. A4, the proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.

This proposed Campus Master Plan will provide significant benefit to the immediate area and the surrounding community and will do so in a manner that complies with both the letter and spirit of Louisville's Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. We, therefore, respectfully request a recommendation of approval by the Planning Commission, and wish to work with the Planning Staff to achieve the recommendation.

Very truly yours,



Mohammad Nouri, P.E. LEED AP