

St Germain, Dante

From: Derouen, Andrea
Sent: Thursday, January 26, 2023 9:04 AM
To: Frank.Ford@twc.com
Cc: St Germain, Dante
Subject: RE: Contact Councilwoman Madonna Flood [#4]

Mr. Ford—

It seems that if you haven't, you need to have your comments placed in the file.

Dante St. Germain is the Case Manager and you may send your comments to her.

The case is ready to be heard before the Planning Commission and has been scheduled for February 7th at 6:00 PM at the Edwards Education Center, 701 S Hancock Street.

After the Planning Commission meeting, the case file will be closed.

Andrea Crider Derouen

Administrative Clerk
Councilwoman Madonna Flood
District 24
(502) 574-1124

From: Councilwoman Madonna Flood <no-reply@wufoo.com>
Sent: Wednesday, January 25, 2023 5:45 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>; Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Subject: Contact Councilwoman Madonna Flood [#4]

Name * Frank Ford

Address 

1038 Lampton St
Louisville, KY 40204
United States

Phone (502) 435-1661

Number

Email Frank.Ford@twc.com

Comments

I am a resident of District 6, but I am contacting you in regard to the planned development that is to occur on the property that once housed the Urban Government Center and Louisville Metro Housing.

I spoke at the August meeting of the Metro Council in opposition to the development. I've attached the handout from my visit. The project is not what is needed in that spot. The property was once busy with workers and visitors during normal business hours, but the proposal stands to have far more people and cars in the area than every before and, with a hotel, at all hours of the day.

I hope that you will join me in opposing the project. If you cannot, then I hope that you will work to see that the least amount of commercial activity (notably, the hotel) is on the Vine Street side of the property.

Attach
a File



[metro_council_20220811_handout.pdf](#) 116.78 KB · PDF

St Germain, Dante

From: Frank Ford <Frank.Ford@twc.com>
Sent: Wednesday, January 25, 2023 7:23 PM
To: James.Mims@louisvilleky.gov; Brown, Jeffrey; Richard.Carlson@louisvilleky.gov; Suzanne.Cheek@louisvilleky.gov; TeAndre.Sistrunk@louisvilleky.gov
Cc: St Germain, Dante; Winkler, Markus
Subject: Planned Development for UPPT at site of former UGC and LMHA
Attachments: Metro_Council_20220811_handout.pdf

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I am a resident of the Paristown Pointe neighborhood and a member of the Paristown Pointe Neighborhood Association board of directors, and I attended the recent meeting of the Land Development and Transportation committee, but I did not speak.

I oppose the project. My opposition is based mostly on the scale of the project and the traffic that it will generate. I spoke in opposition to the project at the August 11, 2022 meeting of the Metro Council. I've attached a handout that was to have been distributed at that meeting.

Density is great, but in Louisville, it's going to come with an enormous number of motorized vehicles in an area that is ill-equipped to handle them. At the LD&T meeting, it was said that the area is laid out in a grid, but I disagree. Individual streets (e.g., Breckinridge) are offset from one block to another. Streets are narrow, and some (e.g., Morton Avenue) could never be two-way. Alleys are narrow and poorly paved. Highland Avenue itself is more like an alley than a street. Vine Street at Brent (near Broadway) is complicated and congested. This is not an area that is going to readily absorb 1000 more cars per day.

If UPPT is allowed to proceed with Planned Development, I hope that the city can maintain enough oversight so that structures with commercial activity are not placed along Vine Street but along Barret Avenue instead. Vine Street should be kept residential. Allowing a hotel on Vine Street will have a quiet neighborhood dealing with 24-hour activity when that has never been the case. Even when there was heavy activity with the UGC and LMHA, it was limited to regular business hours. Allowing a hotel on Vine Street creates the potential for more and more such businesses. Three or more properties on Vine Street have been acquired by another developer (Cliff Hayden who spoke in favor of UPPT's proposal at the LD&T meeting). It could lead to the razing of old homes and putting more entertainment focused businesses on Vine Street -- connecting the hotel with UPPT's other properties at Vine Street and Brent Street. The city and the residents of Paristown Pointe and the Original Highlands do not need an entertainment district in this area.

Neighbors are concerned about the the construction process will do to the area. Much of the property is paved today, but UPPT plans to pave nearly all of it. Hopefully, neighborhood streets (Vine Street, Lampton Street, and Swan Street) will not been to excavated to provide for storm water and waste water from the new development.

Some of the speakers at the LD&T meetings spoke in favor of the project. The representatives of Cable Street Baptist Church said that the development would provide services for the poor. Cindy Pablo seemed to piggy back onto that too. There couldn't be anything farther from the truth. Cliff Hayden said that the development would make his properties more secure. Troy Burden said that the property is subject to DAILY vandalism. Currently, the property is very quite with few incidents ever. We don't need a \$183 million development of this scale to make the area more secure and safer.

Beyond what the development plan is to be, the process (or lack of a

process) for including community input has been disappointing. Community input seems essential when the city is giving property of this value away. I would have thought that Louisville Forward would have guided the process and influenced the developer so that we could have gotten to different milestones leading up to December 31 with plans for development that would have benefited the city. I've seen the most recent draft of a Community Benefits Agreement. It did not provide much for the area, and little, if anything, that was guaranteed or enforceable. The wording was vague and noncommittal.

I hope that you and Metro Council and the mayor's office can do what is best for Louisville and best for Paristown Pointe.

Respectfully,
Frank Ford
1038 Lampton Street
Louisville, KY 40204
502-435-1661

PS: Steve Magre also spoke on the project at the August 11, 2022 meeting of the Metro Council. He raised concerns about public safety in the area - notably, the reductions at the fire station on Winter Avenue. The city will need a greater commitment to policing and fire protection given the increased number of people in the area and the types of structures that could be on the property.

At the July 21 meeting at Highland Community Ministries, Jon Baker of Wyatt, Tarrant, and Combs represented the Paristown Preservation Trust (PPT) and their plans for the site that once housed the Urban Government Center (UGC) and the Louisville Metro Housing Authority (LMHA).

Mr Baker used many words/expressions that made PPT's plan seem like one that is worthy of approval, but they seemed like words that were hard to believe.

- **Vehicular traffic directed onto Vine Street:** Mr Baker expressed sensitivity to traffic on Vine Street. All indications are that hotel guests and residents are going to use Vine Street regularly. There stands to be more than 600 vehicles being DIRECTED onto Vine Street every day, and of course, many of them will be coming and going multiple times. That will be a major change to an area that is already subject to traffic generated by regular events and special events at Vine Street and Brent Street.
- **Vehicular traffic on other surrounding streets:** Mr Baker did not express any sensitivity to traffic on other streets. The residents and visitors to the site will have to use other streets. St Anthony, Debarr, Breckinridge (east of Barret), Christy and others are ill-equipped to absorb additional traffic. As a resident under current circumstances, I know the challenges of traveling east away from Vine Street. The alley behind HCM, Highland Avenue, Kentucky St, the alley that is Vine Street between Kentucky and Oak are ill-equipped to funnel more traffic eastward. Highland Avenue between Vine and Barret is a joke as it is. It's narrow. It's frequently used for illegal dumping. Residents park heavy trucks in the easement. The next block of Highland is offset from that block. Turns left and right are both challenges. There are current issues without adding more vehicles into the mix.
- **Parking and the use of TARC by residents:** Mr Baker seems dismissive of parking concerns, and he spoke multiple times on the availability of TARC at a stop adjacent to the property. TARC usage must be on nearly an all-time low, and the demographics of the renters are not likely to match the demographics of TARC users. Residents of Louisville still rely heavily on automobiles, and people are not rapidly transitioning to the use of public transportation. Louisville is built around the use of automobiles. That's not changing soon. TARC should not be considered as something to alleviate parking concerns.
- **Parking at The Baxter as an example:** Another meeting attendee represented what was happening on the streets around The Baxter building. Residents were required to pay for parking spots on the property, but many have opted not to pay. They choose to park on the surrounding streets such as Rogers. They are not absorbing that well, and this area will not either.
- **Senior Housing as a separate project:** Hearing that the senior housing development was not part of the larger development effort came as quite a surprise. My thinking was that work was a requirement for approval. Related to that, it's not readily evident that the proposal will meet requirements for affordable housing.
- **What is sustainable development?:** Mr Baker referred to the development as sustainable. Without regard to construction materials, houses for resident owners seem like something that is sustainable - not apartment complexes and hotels. My house is 120 years old, and as a homeowner, I am a fixture in the neighborhood. I care about my property, and I care about the public areas around it. I am not here on a 12 month lease or on a night by night basis. Louisville has too many examples of apartment complexes that were shining gems with their opening, but over the years, they changed ownership many times and turn into undesirable parts of our community. This is true in every area of town - St Matthews, Middletown, Southwest Louisville, etc. It's not what this area needs. The proposed plan includes a hotel without regard for the occupancy rates of downtown hotels or existing hotels nearby (The Bellwether) or new boutique hotels (Barret and Breckinridge). I'm not sure that this area needs another hotel either.
- **Louisville's tree canopy:** Mr Baker spoke of PPT's concern for Louisville's tree canopy. This seems unfathomable. With all of the structures and pavement in the proposal, they can be doing nothing but reducing the tree canopy.
- **Future ownership:** PPT seems to have no plans for owning any of the development. Mr Baker spoke of the need to find an owner for the hotel and of spinning ownership for the apartments off to an unknown property management company. This sounds like a shaky development plan.
- **The work of PPT with the neighborhood advisory panel:** Mr Baker referred to PPT as collaborating with the advisory panel from the five affected neighborhoods. To my knowledge, there couldn't be anything farther from the truth. I'm aware of the advisory panel working on the Community Benefits Agreement, but the CBA seems like small potatoes given the input that PPT needs. I'm foreseeing no way that I will benefit from the proposed development. There is no plan for useful retail, and even if there was, there are examples (The Baxter) where retail space remains vacant months/years after the completion of the development. Commercial office space around Louisville remains readily available for tenants. Adding more on the UGC/LMHA property seems like adding to a pool that already can't be filled.

There are many things to dislike about the proposed plan, and few, if any, things to like about the proposal. Residents and our city's representatives should oppose the development of a hotel in general and not just the positioning of a hotel on the property. This area cannot stand the population density that is going to result from the proposed development. Please do your part to see that Louisville in general and Paristown and the Original Highlands and other surrounding areas get something out of the development of this property that is beneficial immediately and beneficial for years to come.

St. Germain, Dante

From: Frank Ford <Frank.Ford@twc.com>
Sent: Friday, August 5, 2022 6:18 PM
To: David.Jame@louisvilleky.gov; OBrien, Jeff; King, Michael M; Liu, Emily; St. Germain, Dante
Cc: CliffHaydenKY@gmail.com; brewer7519@gmail.com; gailandrayinhawaii@yahoo.com; theppna@gmail.com
Subject: thoughts from Paristown resident on UGC/LMHA proposed development

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To: David James
Jeff O'Brien
Michael King
Dante St Germain
Emily Liu

Cc: members of Paristown Pointe Neighborhood Association Board of Directors

I attended the July 21 meeting in the gym at Highland Community Ministries where Jon Baker represented the Paristown Preservation Trust (PPT) and their plans for the site that once housed the Urban Government Center (UGC) and the Louisville Metro Housing Authority (LMHA). My address is 1038 Lampton Street (the corner of Vine Street and Lampton Street) putting my side door directly across the street from 801 Vine Street (the former LMHA building). I am a current member of the Board of Directors of the Paristown Pointe Neighborhood Association. Born in West Louisville, I was raised on Eastern Parkway near Baxter Avenue, and I raised my family in the Belknap Neighborhood.

Mr Baker used many words/expressions that made PPT's plan seem like one that is worthy of approval, but they seemed like words that were hard to believe.

- Mr Baker expressed sensitivity to traffic on Vine Street. All indications are that hotel guests and residents are going to use Vine Street regularly. There stands to be more that 600 vehicles being DIRECTED onto Vine Street every day, and of course, many of them will be coming and going multiple times. That will be a major change to an area that is already subject to traffic generated by regular events and special events at Vine Street and Brent Street.
- Mr Baker did not express any sensitivity to traffic on other streets. The residents and visitors to the site will have to use other streets. St Anthony, Debarr, Breckinridge (east of Barret), Christy and others are ill-equipped to absorb additional traffic. As a resident under current circumstances, I know the challenges of traveling east away from Vine Street. The alley behind HCM, Highland Avenue, Kentucky St, the alley that is Vine Street between Kentucky and Oak are ill-equipped to funnel more traffic eastward. Highland Avenue between Vine and Barret is a joke as it is. It's narrow. It's frequently used for illegal dumping. Residents park heavy trucks in the easement. The next block of Highland is offset from that block. Turns left and right are both challenges. There are current issues without adding more vehicles into the mix.
- Mr Baker seems dismissive of parking concerns, and he spoke multiple times on the availability of TARC at a stop adjacent to the property. TARC usage must be on nearly an all-time low, and the demographics of the renters are not likely to match the demographics of TARC users. Residents of Louisville still rely heavily of automobiles,

and people are not rapidly transitioning to the use of public transportation. Louisville is built around the use of automobiles. That's not changing soon. TARC should not be considered as something to alleviate parking concerns.

- Another meeting attendee represented what was happening on the streets around The Baxter building. Residents were required to pay for parking spots on the property, but many have opted not to pay. They choose to park on the surrounding streets such as Rogers. They are not absorbing that well, and this area will not either.
- Hearing that the senior housing development was not part of the larger development effort came as quite a surprise. My thinking was that work was a requirement for approval. Related to that, it's not readily evident that the proposal will meet requirements for affordable housing.
- Mr Baker referred to the development as sustainable. Without regard to construction materials, houses for resident owners seem like something that is sustainable - not apartment complexes and hotels. My house is 120 years old, and as a homeowner, I am a fixture in the neighborhood. I care about my property, and I care about the public areas around it. I am not here on a 12 month lease or on a night by night basis. Louisville has too many examples of apartment complexes that were shining gems with their opening, but over the years, they changed ownership many times and turn into undesirable parts of our community. This is true in every area of town - St Matthews, Middletown, Southwest Louisville, etc. It's not what this area needs. The proposed plan includes a hotel without regard for the occupancy rates of downtown hotels or existing hotels nearby (The Bellwether) or new boutique hotels (Barret and Breckinridge). I'm not sure that this area needs another hotel either.
- Mr Baker spoke of PPT's concern for Louisville's tree canopy. This seems unfathomable. With all of the structures and pavement in the proposal, they can be doing nothing but reducing the tree canopy.
- PPT seems to have no plans for owning any of the development. Mr Baker spoke of the need to find an owner for the hotel and of spinning ownership for the apartments off to an unknown property management company. This sounds like a shaky development plan.
- Mr Baker referred to PPT as collaborating with the advisory panel from the five affected neighborhoods. To my knowledge, there couldn't be anything farther from the truth. I'm aware of the advisory panel working on the Community Benefits Agreement, but the CBA seems like small potatoes given the input that PPT needs. I'm foreseeing no way that I will benefit from the proposed development. There is no plan for useful retail, and even if there was, there are examples (The Baxter) where retail space remains vacant months/years after the completion of the development. Commercial office space around Louisville remains readily available for tenants. Adding more on the UGC/LMHA property seems like adding to a pool that already can't be filled.

There are many things to dislike about the proposed plan, and few, if any, things to like about the proposal. Residents and our city's representatives should oppose the development of a hotel in general and not just the positioning of a hotel on the property. This area cannot stand the population density that is going to result from the proposed development. Please do your part to see that Louisville in general and Paristown and the Original Highlands and other surrounding areas get something out of the development of this property that is beneficial immediately and beneficial for years to come.

Thanks for considering this.

Frank G. Ford
1038 Lampton St
Louisville, KY 40204
(502) 435-1661
Frank.Ford@twc.com

St. Germain, Dante

From: Leslie McCabe <mccabe.l@att.net>
Sent: Friday, July 22, 2022 3:38 PM
To: St. Germain, Dante
Subject: Re: Request: Apartment Petition for UGC Property

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Dante,

Thank you, for the email, the conversation, and explanation of the overall plan. All so interesting, and never realized this process was this comprehensive, no matter the side. Again, I love learning and you certainly pointed me in the right direction!

Enjoy the weekend, and I hope to be stopping down soon with our petition.

Best,

Leslie M. McCabe
502-435-9222

From: [St. Germain, Dante](#)
Sent: Friday, July 22, 2022 2:15 PM
To: [Leslie McCabe](#)
Subject: RE: Request: Apartment Petition for UGC Property

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>





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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Leslie McCabe <mccabe.l@att.net>
Sent: Friday, July 22, 2022 12:58 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Request: Apartment Petition for UGC Property

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Dante,

It was so nice speaking with you last night, as you were so informative about zoning, timelines and who else I may need to speak with regarding my concerns. As mentioned, I would like to start a petition, as Shannon Mussleman has done regarding the “boutique” hotel, specifically targeting the gargantuan size of the proposed apartments. Apartments numbering the proposed amount, 400-450+, will fundamentally change all neighborhoods surrounding this property, especially The Original Highlands, to where I live. Due to the excessive density proposed, safety on our streets and crime have yet to be broached which is to no surprise, as it’s not a positive conversation. I have spoken to many about their concerns with cut-through traffic that will take place within our neighborhood, specifically E. Breckinridge St, Christy Ave, Morton Ave, and Highland Ave. This part of our neighborhood will not be able to endure this large uptick of 500-700+ new cars looking for a faster and easier way from the proposed development to Bardstown Rd, as they make their way to Grinstead and beyond. And yes, a project size such as this will have an uptick in crime, all apartment complexes do. As mentioned last night, there has been a 400% increase in crime since the apts have been built within Norton Commons, fact based from city official.

When you have availability, I’d appreciate a call noting what needs to be done to start a apartment petition, how long the process until submitted for the record, and what else or whom I might contact to address the concern of density, street safety and crime relating to proposed apartments.

Best,

Leslie M. McCabe
502-435-9222

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St. Germain, Dante

From: Paristown Pointe <theppna@gmail.com>
Sent: Thursday, June 16, 2022 8:58 AM
To: St. Germain, Dante
Subject: Fwd: 2nd Charente Date

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Please give me a call - we need a date & time for below meeting. I can't get any answers & I am frustrated so please help me. I also want to schedule a meeting with you next week. Please send me date & time options.

Thanks,
Shannon

----- Forwarded message -----

From: Paristown Pointe <theppna@gmail.com>
Date: Wed, Jun 15, 2022 at 4:26 PM
Subject: 2nd Charente Date
To: David James <david.james@louisvilleky.gov>, King, Michael M <Michael.King3@louisvilleky.gov>, OBrien, Jeff <jeff.obrien@louisvilleky.gov>, <emily.liu@louisvilleky.gov>
CC: Doug Magee <dmagee1@bellsouth.net>, Eric Baldwin <paukenschlager@hotmail.com>, Jim Schorch <jschorch@gmail.com>, Jody Dahmer <jodydahmer@gmail.com>, John Gonder <jdgonder619@gmail.com>, Kristi Ashby <phoenixhillna@gmail.com>, Ralph Melbourne <rcmelbourne@gmail.com>, Randall Webber <666@webberconsulting.org>

Hello Everyone!

I spoke with Jon Baker today Inquiring when we are going to have the second Charente meeting that we have been promised is going to be. He said he is waiting to hear from Louisville Forward. What is the delay Louisville Forward?

I understand we have a advisory panel meeting coming up on Monday, June 27.

Can we please lock down a second Charette meeting by this weeks end? We have sent in plenty of feedback from the community and that needs to be acknowledged. What is the delay? Please stop the delay pick a Monday or Tuesday night and let let us know asap.

Thanking you in advance,
Shannon Musselman
President Paristown Pointe Neighborhood Association

--

Shannon H. Musselman
President Paristown Pointe Neighborhood Association

--

Shannon H. Musselman
President Paristown Pointe Neighborhood Association

St. Germain, Dante

From: Paristown Pointe <theppna@gmail.com>
Sent: Friday, June 17, 2022 9:16 AM
To: St. Germain, Dante; Eric Baldwin
Subject: What is this?
Attachments: WebPage.pdf

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Can you please translate this?
Who ordered this?
Is it accomplish anything for PPT requirements?
Is it apart of the record?

Shannon Musselman

--

Shannon H. Musselman
President Paristown Pointe Neighborhood Association



MEMORANDUM

TO: John Carman
CARMAN

FROM: Adam Kirk
Adam Kirk Engineering
137 McClelland Springs Drive
Georgetown, KY 40324

DATE: April 21, 2022

RE: Louisville Government Center Redevelopment
Trip Generation Summary

The purpose of this memorandum is to summarize the trip generation analysis conducted for the proposed redevelopment of the Louisville Government Center at the northwest quadrant of E. Breckenridge Street and Barret Avenue. The proposed Paristown Heights District Development plan calls for removal of all existing uses and proposes a mix of Apartments, Office, and Hotel. The existing government center has been identified as having 158,133 square feet of Gross Floor Area. The proposed use will include a 125,000 s.f. office building, 572 mid-rise apartments and a 135,000 s.f. hotel. The hotel has been estimated to provide 215 rooms based on average hotel room yield for the purposes of the trip generation study.

Trip generation was conducted using the 11th Edition ITE Trip Generation Manual, as applied by the ITE TripGen Web-based App. Trip generation was determined for the AM and PM peak hour of the generator (except for the office land use which only provided data based on the peak hour of adjacent street traffic). The following ITE land use codes were used:

- Existing Government Center: Land Use Code 730 (Government Office Building)
- Proposed Office: Land Use Code 710 (General Office Building)
- Proposed Apartments: Land Use Code 820 (Multi-Family Residential; Mid Rise)
- Proposed Hotel: Land Use Code 310: Hotel

The table below shows the results of the analysis for the AM and PM peak hours. As can be seen from the table, the existing land use and building is estimated to generate 583 trips during the AM peak hour and 504 trips during the PM peak hour. This trip generation is significantly higher than the proposed land uses which is anticipated to generate 423 trips during the AM peak and 447 trips during the PM peak. Based on this analysis the proposed site, does not generate over 200 peak hour trips per hour over the existing use as identified in the land use code for the requirements of a Traffic Impact Study.

Table: Trip Generation Summary; Paristown Heights

<i>ITE Land Use Code</i>	<i>Land Use Description</i>	<i>Ind. Var. (X)</i>	<i>Ind. Var. Units</i>	<i>Period</i>	<i>Trips Generated</i>	<i>Entering</i>	<i>Exiting</i>
Existing Land Use							
730	Government Office Building	158.1	1000 sf GFA	AM	583	320	263
				PM	504	217	287
Proposed Development							
TOTAL				AM	423	256	167
				PM	447	183	264
710	General Office Building	125	1000 sf GFA	AM	203	178	25
				PM	200	34	166
820	Multifamily Residential (mid Rise) (Dense Urban)	572	units	AM	106	18	88
				PM	122	77	45
310	Hotel	215	Rooms	AM	114	60	54
				PM	125	72	53

St. Germain, Dante

From: UGC Committee <ugccommittee@gmail.com>
Sent: Tuesday, May 24, 2022 2:02 PM
To: Liu, Emily; St. Germain, Dante; James, David A; OBrien, Jeff; King, Michael M
Subject: Fwd: use of barricades and cones

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Please add this to the record for the Urban Government Center file.

----- Forwarded message -----

From: **Frank Ford** <Frank.Ford@twc.com>
Date: Tue, May 24, 2022 at 10:00 AM
Subject: Re: use of barricades and cones
To: <espears@kentuckycenter.org>
Cc: <dglowacki@kentuckycenter.org>, <cadelberg@kentuckycenter.org>, <ssmith@paristown.com>, <mandy@paristown.com>, <cliff@altecproperties.com>, Raymond Howard <gailandrayinhawaii@yahoo.com>, <theppna@gmail.com>, Jim Brewer <brewer7519@gmail.com>

I should have noted that the barricades are still at the alleyway and the cones remain on the sidewalk on Vine Street at nearly 10:00 AM Tuesday.

On 5/24/2022 9:52 AM, Frank Ford wrote:

> I'm am the resident owner of 1038 Lampton Street (the corner of Vine
> Street and Lampton Street) and a member of the PPNA Board of Directors.
>
> I'd like to see more care in the use of barricades and cones during
> events at Paristown Pointe. While those devices are marginally
> effective, I understand that they are the only means currently
> available to aid in traffic/parking control. However, I see no reason
> for either the cones or the barricades to be out on the streets or
> sidewalks any more than two hours prior to the start of an event or
> two hours after the end of an event. I have recently compared the
> barricades and cones to Bird scooters -- no one knows when they will
> show up, they block the streets and sidewalks, and no one knows when
> they will be taken away. To me, they are little more than eyesores.
>
> An additional problem with the barricades is that they are too
> lightweight to stay in place when there is even a stiff breeze. They
> are ill-suited for being used in cases where they are unattended. It
> should not be the responsibility of Paristown residents to keep the
> barricades in place.
>
> Photos are attached. The one from the alley at Brooke and Billy's is
> from 9:42 AM Sunday. There is one from Swan and Lampton from late

> Saturday night and one from 8:55 AM Monday. The one of the cones is
> from 4:08 PM Monday.
>
> Thank you for considering better practices (or even better barricades
> or attendants) for future events.
>
> Best regards,
> Frank
>
> Frank G. Ford
> 1038 Lampton Street
> Louisville, KY 40204
> 502-435-1661
>



[IMG_1934.jpg](#)



[IMG_1430.jpg](#)



[IMG_1430.jpg](#)



[IMG_1456.jpg](#)

St. Germain, Dante

From: Paristown Pointe Louisville <ppnalouisville@gmail.com>
Sent: Tuesday, May 24, 2022 8:25 AM
To: St. Germain, Dante; James, David A; Liu, Emily; OBrien, Jeff; Reverman, Joe; King, Michael
M
Subject: Fwd: HELP PLEASE....

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Another feedback from a neighbor that owns property that backs up to the parking lot across from UGC.

Shannon Musselman
President
Paristown Pointe Neighborhood Association Board of Directors

----- Forwarded message -----

From: **J MAD** <eraugrad@gmail.com>
Date: Fri, May 20, 2022 at 11:46 AM
Subject: Re: HELP PLEASE....
To: Paristown Pointe Louisville <ppnalouisville@gmail.com>

J Madison
811 Goullon ct.

Mary Madison
811 Goullon ct.

There were several images of the Vine Street parking lot being highlighted, but no person at any station had any info on what type of houses were going in that parking lot or when they would even break ground on something like that. All answers were very vague. These homes could potential obstruct some great views for several people on Goullon ct.

St. Germain, Dante

From: Paristown Pointe <theppna@gmail.com>
Sent: Friday, May 13, 2022 3:58 PM
To: jbaker@wyattfirm.com; Ralph Melbourne; Jim Schorch; Eric Baldwin; Jody Dahmer; Randall Webber; Doug Magee; Kristi Ashby; John Gonder
Cc: James, David A; OBrien, Jeff; King, Michael M; St. Germain, Dante
Subject: Re: Request for a copy of Charrette Address List.

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Apologies for yet another email.

I was told to include city officials on this request so ALL lines of communication are open.

We appreciate your cooperation!

Shannon H. Musselman
President Paristown Pointe Neighborhood Association

On Fri, May 13, 2022 at 3:31 PM Paristown Pointe <theppna@gmail.com> wrote:

Mr. Baker,

After discussions with several of my constituents, I've got a broader request on behalf of the Advisory Panel and The Presidents of the Associations. Can you please share the mailing list of all the tier 1 & tier 2 ~ 200' recipients that were mailed invitations from your firm to attend Monday Night's Charrette Meeting at Highland Community Ministries.

As I requested on our 12:20 phone call we really need this information sent to us, (if at all possible) by the end of the business day today. This information is very important to everyone on this correspondence.

Thanking you in advance for your immediate attention to this request!

Shannon H. Musselman
President Paristown Pointe Neighborhood Association

St. Germain, Dante

From: Paristown Pointe <theppna@gmail.com>
Sent: Thursday, May 19, 2022 5:10 PM
To: St. Germain, Dante; James, David A; Liu, Emily
Cc: Eric Baldwin; Jim Schorch; Ralph Melbourne; John Gonder; Doug Magee; Kristi Ashby; Randall Webber; OBrien, Jeff; King, Michael M
Subject: Monday May 16, 2022 Night Charrette Meeting

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Emily,

I want to personally thank you for the time you have spent with me on the phone. I hope you have safe travels. I will look forward to your call Monday.

I have included everyone from The Urban Government Center Advisory Panel combined with pertinent city officials on this email. We need to have clear and concise communication between the Louisville Forward Office, Planning and Design Services and The Advisory Panel. This is the best way to do just that. I am setting a platform for this panel to take time to convey their thoughts regarding the Charrette meeting Monday May 16, 2022 at Highland Community Ministries. I have been told by Emily Lui and David James the importance of us reporting throughout this entire process because the communications become a part of the record. My understanding is our shared information is a benefit to the Planning Commission helping with final decisions pertaining to the 13 acres known as The Taxpayers Urban Government Center.

I am completely discouraged and very upset about the Monday night Charrette meeting. It was a complete waste of everyone's time and a rattling night. Here is my experience with Monday night. There wasn't even a welcoming to their audience let alone a thank you for coming. **NO ONE GAVE any of us an explanation as to the format of the evening.** There was **ZERO Communication** from Louisville Forward or the Development Team with The Advisory Panel. Therefore, there was no explanation or instruction given to anyone from the surrounding community and advisory panel members that attended the meeting. That left everyone in the room walking around aimlessly trying to sort out for themselves what they were supposed to be doing. I understand that Louisville Forward's objective is to get a development agreement negotiated. At what

cost? Ignoring the Panel and the community? I was asked me to put this advisory panel together and I feel Louisville Forward has completely abandoned the panel. I'm not sure who was in charge of the meeting Monday night. Whomever it was gave the impression they didn't have experience with a Charrette style process. Did PPT get credit for that counting as their "neighborhood meeting"? If so, I am equally discouraged to find that they get credit for that pathetic waste of time meeting. That was not a proper protocol for a Charette process or a "neighborhood meeting". Louisville Forward and Planning and Design Services needs to hear this call to arms. Whose meeting was that? Who gave whom the instructions for Monday night? No one heard from Louisville Forward or PPT.

The setting was nothing but a room with seven tables set up with seven easels featuring weak examples of poster boards with pictures. The featured pictures were of random projects that did not relate to the proposed 13 acre campus or PPT's plans for the campus. I was the first to arrive early and I was told the advisory panel table was the last table #7 **and that was it!** Neighbors gravitated to our table and repeatedly asked us for an explanation of what to do. There was no instruction from Louisville Forward or PPT's team. None of the people that attended had a clue what to do or what the objective was. They still don't and the consensus is that the evening was a complete waste of time. It seemed as though this was a "CHECK the box we had our meeting". There was a man from the PPT team walking out with a Kroger bag of post it notes and I heard someone ask him, "what are you going to do with those?" His response was, "probably throw them away."

I am going to forward all the correspondence that I have received as President of Paristown Pointe Neighborhood from our members regarding their feelings about Monday night. It was so ridiculous that I made it a point to go on record with Conroy Delouche with WDRB so everyone was aware of the mistake that was made by PPT and Louisville Forward and Planning and Design Services. I will continue to forward the emails as they come in because you all need to be aware how disappointing and what a complete waste of our time Monday night was. I expect that the public feedback I send will become a part of the record. We still have no idea what is being proposed on the 13 acre campus. It is time for PPT to show us their cards and be honest and transparent with what they intend to build on the TAXPAYERS CAMPUS.

https://www.wdrb.com/news/neighbors-learning-more-about-potential-urban-government-center-development/article_c0a6f754-d588-11ec-b4cc-83f360493739.html

I hope you understand the frustration associated with Monday night. Overall, it was disorganized chaos with zero direction from authorities for the attendees. The developing

team put forth minimal effort causing the communities to go on the defensive and resulting in mistrust. On behalf of Paristown Pointe Neighborhood and the surrounding communities we are requesting a do over! Please provide us with a structured Charrette with a moderator that speaks to the crowd with a microphone. Please layout an explanation of the purpose of the meeting from whoever is in charge. Offer the guest a seat to sit in. List expectations of meeting providing real numbers and placement of buildings on the land. Give us a visual display of ideas and overall concepts of what is going to be built on the 13 acres. How many buildings can we expect? What are the heights of the proposed buildings? Allow our communities to ask questions and discuss concerns with the PPT team. Neighbors want interaction with the developing team. Show us the developing team is going to work with the residents. At the conclusion of the meeting, let us know what the next steps are and give us a date for a follow up meeting so we can all walk away and digest what was learned.

This is The Taxpayers Campus and it is being negotiated with incredibly high stakes. This property is being sold for \$1.00 and a TIF. The city at large deserves information from whoever is going to end up with this property.

Sincerely,

Shannon H. Musselman

President Paristown Pointe Neighborhood Association

St. Germain, Dante

From: UGC Committee <ugccommittee@gmail.com>
Sent: Friday, May 20, 2022 8:29 AM
To: Liu, Emily; St. Germain, Dante; James, David A
Cc: Eric Baldwin; Jim Schorch; John Gonder; Randall Webber; Doug Magee; OBrien, Jeff; King, Michael M
Subject: Community Feedback Regards Monday 5/16/22 UGC Charrette

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Everyone,

I am sending the first round of comments from the neighbors in regards to Monday nights dissatisfaction pertaining to the Monday May 16, 2022 Charrette meeting for the Taxpayers Urban Government Campus. Please make sure that these emails are a part of the file.

Sincerely,
Shannon H. Musselman



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About Last Night...

Veronica Curl <veronica.curl@me.com>

Tue, May 17, 2022 at 11:47 AM

To: Paristown Pointe Louisville <ppnalouisville@gmail.com>

Shannon (other board members),

Sorry I missed you last night. I felt the meeting very disorganized with little direction on how to navigate a design charrette. I believe my husband, Ben, has shared with you that I am a commercial interior designer with over 25 years of experience. While my concentration is specifically healthcare design, I manage and operate design charrettes often. The illustration boards were minimal, loosely constructed, with no real goals outlined. A better approach would have been a moving power point with actual design concepts. I did jot a few notes on notecards but there was no real way to make sure those were seen/received by anyone specifically. A very sad, unorganized attempt to portray the future of our community to the people that will be impacted daily.

I did want to be sure to mention the parcel of land that belongs to the Highland Community Center that houses a community garden, beautiful mature trees and green space people utilize daily.

The vision is to squeeze a 75 unit apartment complex encompassing ALL of that green space for the buildings and utilizing the entire parking lot for tenants. The HCC Campus hosts events daily along with their food pantry a couple of times a week. They often take the entire parking lot with their attendees and block the public alley with drop offs etc. Where will all of these people go, park, access the facility? Will the HCC still occupy their building? The addition of this land that has never been in the proposal seems very sneaky and like a back door deal. I understand that land belongs to the HCC campus and they have a right to sell to whomever but why has this never been discussed? 1000 block of E Breckinridge will be surrounded by over 800+ tenants? WOW! There is just so much our little community can handle. I am excited about the new development. Let's seem some actual usable opportunities for our existing community. Coffee shops, retail, eateries, grocery opportunities etc. Why must we shove as many people as possible into a mega apartment complex without any thing but the Cafe and Louisville Stoneware to support them?

Thanks for listening!

Veronica Curl

502-419-6541

[Quoted text hidden]



About Last Night...

Glenn Herre <glenn.herre@gmail.com>

Tue, May 17, 2022 at 12:36 PM

To: Paristown Pointe Louisville <ppnalouisville@gmail.com>

I thought that it SUCKED.

WHY can't the contractor have each group stand up and give at least a 5 minute presentation. Each station speaks to one on one to people. That is hardly getting the word out. They are still trying to keep it as secret as possible. Why can't the contractor be very open about the whole process. He notified only what the law required to notify the neighborhood. Only about 3/4 of the neighborhood.

Could he not afford the postage to notify the other 25 homes in the neighborhood?? He only does what he has to do by law. How is that being a responsible neighbor ???

Why can't he be very up front about EVERYTHING?? Being secretive about all this makes us all distrust them.

If we like it or not they need to be upfront about everything. We always find out about what is going to happen and we all (except the 2 squeaky wheels)

get upset and turn to a defensive position.

They tried this format before like last night and no one liked it. And we told them so. Why do they insist on this type of format again??? If people don't ask they are not going to volunteer information. They are still being so secretive about EVERYTHING.

Just my opinion and I didn't like how it all went last night.

Thanks for asking for opinions and thanks to PPNA for being so involved in this process.

Please...please don't listen to the 2 squeaky wheels that try to push their opinion on everyone.

THEY REPRESENT NO ONE EXCEPT THEMSELVES.

THANK YOU FOR YOUR OPINION NOW SIT DOWN AND SHUT UP!!!!

Thanks

Glenn Herre

Your neighbor on Breckenridge St.

Ps.

Please send your support and a thumbs up to our PPNA and Eric Baldwin for their involvement.

Sent from my iPhone

On May 17, 2022, at 11:10 AM, Paristown Pointe Louisville <ppnalouisville@gmail.com> wrote:

[Quoted text hidden]

About Last Night...

Stephanie Delong <stephaniedelong47@gmail.com>

Tue, May 17, 2022 at 2:08 PM

To: Paristown Pointe Louisville <ppnalouisville@gmail.com>

It was a SH_T SHOW! They were being tes people last night and was not really listening to what the community neighborhood was wanting to do with the area or our concerns on traffic congestion, safety issues etc. And what cindy did was not the time or place, that's why we can't get or make progress with our neighborhood. People need to accept change and move on. If you don't like who is in charge, make a difference in the community instead of division amongst the neighborhood. We want better not the same o same o thing, WE WANT NEW AND BETTER FOR PARISTOWN POINTE! IJS

[Quoted text hidden]

Comments

Re: Charrette Paristown Meeting / 05-16-22

David,

I wanted to say thank you for rebuilding my faith that this project is not being pushed through without greater transparent public input. Not all will agree on proposals, but we need to find a way to compromise while blending ideas as best as possible within a residential neighborhood. As I continue to say, this current rendering is not going to effect my side of the Original Highlands Neighborhood, instead, it's fundamentally going to change it: density, traffic, noise & air pollution etc. If I may be frank, I live on the 1300 block of E. Breckinridge Street and I'm worried sick about this. As I stated this evening, I'm a proponent of the land being developed, but we must understand this is within a residential neighborhood, surrounded to be exact. Build apartments, a boutique hotel and some retail/office space etc. is all viable, but let's remember this is only 12-13 acres, not 25-35. Density has got to be at the forefront!

Again, it was nice meeting you and I look forward to the next community meeting, if not two to five. We want value, vibrancy and good new neighbors, and I genuinely hope this developer can be more transparent as we move forward in the development process.

Best,

Leslie M. McCabe
OHNA Board Member
502-435-9222

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HELP PLEASE....

sharon stuecker <smstuecker@gmail.com>

Thu, May 19, 2022 at 10:14 AM

To: Paristown Pointe Louisville <ppnalouisville@gmail.com>

I think the developer has the last say. I'm not sure if we taxpayers will have an impact on the final project. Felt like it was just a necessary step in the long process to get rezoned and not much about what neighbors want or approve of.

Sent from my iPad

On May 19, 2022, at 7:28 AM, Paristown Pointe Louisville <ppnalouisville@gmail.com> wrote:

[Quoted text hidden]

HELP PLEASE....

John Mahorney <jemtb@bellsouth.net>

Thu, May 19, 2022 at 2:40 PM

To: Paristown Pointe Louisville <ppnalouisville@gmail.com>

I wrote a few things on a comment card and left it with my name and address.

I thought the structure of the meeting was lazy and unorganized.

They should have presented all of their ideas first, then let people go to all the tables and talk about how they feel.

The developer should not be asking us what we want to see and how we feel, all they have to do is go back and look at all the information we gave Louisville forward five or six years ago. We spent weeks telling them what we wanted to see etc.

I told them that I wanted to see the hotel position on Barrett Avenue because it's a busier thorough fare.

While I was on my way out of the meeting I ran into a lady, Leslie McCabe from OHNA who began to tell me that they wanted to turn Breckenridge Street into a two-way. I expressed concern about the bike lanes, she said the bike lanes were a big waste of money and she never sees anybody in them. I asked her about heat maps, and I should have showed her a picture of what our Wednesday ride looks like coming down Breckenridge.

I got flustered and left!

St. Germain, Dante

From: Paristown Pointe Louisville <ppnalouisville@gmail.com>
Sent: Friday, May 20, 2022 4:56 PM
To: St. Germain, Dante; James, David A; Liu, Emily
Cc: Eric Baldwin; Jim Schorch; Ralph Melbourne; John Gonder; Doug Magee; Kristi Ashby; Randall Webber; OBrien, Jeff; King, Michael M; Reverman, Joe
Subject: Fwd: Monday nights meeting. Monday 5/16/22 Charrette UGC

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Please add this feed back to the file for the Taxpayers Urban Government Center File. Mandy and her husband Daniel are top notch people that I greatly value and respect. They have raised 4 beautiful, smart, articulate - college bound children in Paristown Pointe. They own a CUP property they own next to their home.

Shannon H. Musselman

----- Forwarded message -----

From: Mandy Montgomery <montgomery.mandy@gmail.com>
Date: Fri, May 20, 2022 at 4:26 PM
Subject: Monday nights meeting.
To: <Ppnalouisville@gmail.com>, <david.james@louisvilleky.gov>

Shannon--I wanted to send you this so that you can understand our experience with Monday night's neighborhood Charrette meeting and pass along to the necessary persons.

First of all, I did not even know about the meeting until two days before! I live on E Breckinridge Street between Shiller and Swan--less than 50 yards away from the Urban Government Center. How were we not informed about this meeting when we have been informed about all the other ones? This felt very sneaky. Thankful for you and Eric getting the info out to the WHOLE Paristown Pointe community!

I was rushing down from my home on E Breckinridge Street because I was running a little late. Right as I was arriving to the HCM building, a neighbor that I didn't know was coming out of the building. Another couple of neighbors walking in front of me stopped her and asked if the meeting was already over. She said, "I wouldn't even bother going in there--it's a total shit show."

While I wouldn't use that kind of language, I agree that the "meeting" left us feeling unheard AGAIN, and frustrated AGAIN. While we have been told over and over for the past 5+ years that our input is vital and that the city and developers want the neighborhood to benefit from this development, we once again felt dismissed and frustrated.

Immediately when I walked into the meeting, I was bewildered. There was absolutely no clear direction as to what we were supposed to be doing, no one greeting with directions, no presentation--it was simply a bunch of people wandering around aimlessly just talking.

While I was happy to see a few neighbors I haven't spoken with recently, I was really hoping for a clear presentation of the proposed plan.

Instead, I was told at one of the "stations" to just wander around looking at the photos and put post-it notes on the boards where we had questions, concerns, or likes. I was even told that we had to sign-in to every single table. What?! HOW MANY TIMES ARE WE GOING TO KEEP OFFERING SUGGESTIONS AND VOICING OUR CONCERNS?? I have written emails, been to meetings, talked with people--giving this exact same information! Why are we still being given a "voice" yet every single time we arrive to the metaphorical table, we are instead given a proposal addressing little to no neighborhood concerns or suggestions? This feels like a traumatic loop that we can't escape. This feels manipulative. This feels patronizing.

So many times in this process the neighborhood has felt like maybe we've been heard to shortly afterward realize that another sneaky move has taken place and now something totally different is happening. We feel that we have lost before we've even started. We feel unheard, dismissed, frustrated, and even angry at times.

We want development in this space! We want it to be beneficial for the city and most especially for our neighborhood! We have watched it sit empty for around 10 years! Please! For the sake of our neighborhood and the people that are going to be greatly and daily impacted by this development, give us something that feels like a win--work with us like we actually matter.

Please hear our cry!
Mandy Montgomery