

**PUTNEY ARCHITECTURE PLLC**

July 7, 2016

**ZONING CHANGE REQUEST - LETTER OF EXPLANATION****RE: Lots 500 & 502 N 17<sup>th</sup> Street Louisville, KY 90212**

To Whom It May Concern:

The current zoning on the lots in question is UN (Urban Neighborhood) which precludes the type of development we wish to pursue. Our goal is to build a three story Mixed-use (commercial ground level, residential 2<sup>nd</sup> & 3<sup>rd</sup> levels) project that takes advantage of the current positive developing business & residential opportunities pop in the Portland area.

This development is designed to adjoin the next two lots to the north which are currently under staff pre-consideration for a zoning change as well, one of our associates currently has development rights to those lots and is in the preliminary processes of creating a development plan revision submittal to reflect a similar program.

We are also intending to build a "Sister" structure on the EZ-1 zoned lots on the opposite (east) side of 17<sup>th</sup> St and anticipate creating a seed of an energized urban core where currently there is just vacant land, property currently owned by Artist Row Portland LLC.

Artist Row Portland LLC is committed to the reestablishment of a vital and diverse renewed Portland, our track record is solid and well established.

Thank you for your consideration.

Best regards,

Moseley Putney, AIA  
Architect  
502-551-2644

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DESIGN SERVICES

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