

louisville planning & design
444 south fifth street
louisville kentucky 40202

re: 13ZONE1009, Cornerstone 2020 Justification

29 January 2014

ARCHITECTURAL ARTISANS

Cornerstone 2020 was adopted to direct Louisville's growth such that it provides a "high quality of life, sense of tradition and competitive spirit" while also recognizing the commitment to continued "conservation of environmental resources" and "the success of the economic marketplace."

The proposed office and housing development at 920 Dandridge Avenue & 900 – 904 Charles Street is a perfect complement to this vision, and to that of the Traditional Workplace Form District in which it resides. The property is the transitional element between a heavier industrial area to the south a thriving residential area to the north, and in its current state, does little to strengthen the community's ties to the industrial workplace or provide a much desired aesthetic buffer between the two. The property currently contains one single family residence and a blighted one story office building, with the majority of the site consumed by an unmaintained gravel parking area, turn-around and drive, bordered – in sections – by chainlink and razor wire fence.

The new development aims to revitalize the property by renovating the blighted office space to provide a home for a new small business and to introduce new housing opportunities and tenants. The nature of the mixed use proposal and the siting of these uses on the property allow for greater density at the street frontage (completing the existing street frontage pattern) and allows for the renovated office space to act as the buffer between the residential and industrial areas. The increased activity on the site also serves to better the sense of security in the area, especially along the alley to the south of the property.

The proposed development is a great opportunity for the neighborhood, the owner and prospective residential and office tenants to join and bolster the thriving German – Paristown community.

regards,



carter scott
architectural artisans

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