

St. Germain, Dante

From: Lockett, Daniel R
Sent: Monday, February 8, 2021 10:04 AM
To: St. Germain, Dante
Subject: FW: Zoning Change at 4801 Manslick Rd, 1936 Bluegrass Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

-----Original Message-----

From: Joyce Evans <joyceevans50@icloud.com>
Sent: Monday, February 8, 2021 9:55 AM
To: heavnli@yahoo.com
Cc: Triplett, Kevin D. <Kevin.Triplett@louisvilleky.gov>; Lockett, Daniel R <Daniel.Lockett@louisvilleky.gov>
Subject: Zoning Change at 4801 Manslick Rd, 1936 Bluegrass Ave.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I am sending this e-mail AGAIN to make sure you are aware of my being totally against The proposed building of over 200 apartments across the street from my home.

It will be a horrible situation for me trying to enter and exit my home. The proposed entrance and exit is the same one that I will be also using. The traffic right now is a nightmare at certain times of the day.

I am totally against this also because I will be living next to renters and they will not respect the area whatsoever because they have no money of their own invested. It will be nice for a couple of years then it will be trashed as other projects in Louisville such as: Iroquois projects, Clarksdale, Beecher Terrace, etc. I think all renters should have to be required to have a JOB. I have my life savings invested in this property and the value would be on a downhill slide. I have always worked and sometimes 2 jobs (for 10 yrs). I almost purchased elsewhere not far from here and Section 8 apartments were very close and the property was \$10,000.00 cheaper but, as soon as I noticed apartments I was totally against purchasing.

I am totally against the webinar and phone because that was tried several months ago and it was such a joke, 1st of all I couldn't get connected with website, 2nd of all I was on phone and that was really bad connection, phone kept cutting out and cracking and popping and I couldn't actually participate and the guy was asking for my phone number.??? and I do not want to be downtown in the dark at 6:00 p.m. at night. I do not feel safe after dark in Louisville.

Also, they mentioned on the phone of doing a traffic count and that would be useless because a lot of people are still working from home and school is not back in session because of the Covid.

To benefit everyone the zoning should not be changed and in the end they would make More money off their investment if they put office buildings on the property and they could still leave a lot of trees there.

Please send me an acknowledgement back that you have received this.

Thank you!!

Sent from my iPad

January 22, 2021

Wilbur & Shirley Macy
1401 Hobart Dr.
Louisville, KY. 4026

To Whom it May Concern:

We are unable to attend the meeting because our grandson who just turned 8 lost his mother last April and my son has to work. So we are helping him with his school. We do not want the zoning changed for apartment buildings at 4801 Manslick Road, 1936 Bluegrass Avenue. There is already too much traffic with cars, drugs, loud music, and trash. With apartment all of this will increase and we are getting to old for all of this. There are a lot of accidents right there at the corner where my house is located and more traffic will mean more accidents. We always are picking up trash from cars throwing stuff out the windows and more traffic will be more trash. This also applies to the drug traffic and loud music. So we vote a big NO to the rezoning at that location. Also I have tried for years to get the owners to clean the property up and it still looks like something in the country not the city. And if the property will not get cleaned up why would the grounds of a apartment building get cleaned.

Sincerely,
Wilbur and Shirley Macy

St. Germain, Dante

From: Annette Lankford <malankf@gmail.com>
Sent: Monday, January 18, 2021 12:11 PM
To: St. Germain, Dante
Subject: Opposing Marian Development of Apartments at Manslick and Bluegrass

Follow Up Flag: Follow up
Flag Status: Flagged

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January 18, 2021

My wife and I live directly across the road from the proposed apartment complex planned by Marian Development.

We are strongly opposed to this new development because it will add to the traffic congestion which already exists on the Manslick corridor. Before Covid-19, rush hour traffic would back up in the A.M. and P.M. from Gagel to Hobart and beyond. Unless we received a Kentucky courtesy, it could be difficult to enter and exit our Clover Trace complex. According to a Feasibility Study done in 2007, there was already heavy traffic congestion in the Manslick corridor.

Secondly, we have no major commercial development in the Manslick corridor. This means that traffic will constantly flood the corridor to go to and from work, get groceries, go to restaurants and take care of personal business. By their own estimates, they will be unleashing 300 to 600 cars into the Manslick corridor daily. The corridor has a hard time handling traffic presently.

Also, I worked at a large apartment called Marianne Manor when I lived in Michigan. The size and circumstances of the two complexes are very similar except for the entry and exit situations. They had two (2) entrances and exits to the complex. A lot of traffic was released from the complex as people went to work and conducted personal business.

My wife and I know that affordable housing is a concern in Louisville, but we are very concerned that the Marian Development is not a good fit for the Manslick corridor.

Thank you for allowing us to voice our concerns.

Michael E. Lankford Evelyn A. Lankford

malankf@gmail.com

St. Germain, Dante

From: Pam Boone <pboone@gribbins.com>
Sent: Friday, January 15, 2021 8:29 AM
To: St. Germain, Dante; Lockett, Daniel R; Triplett, Kevin D.
Cc: Boone,Michael W
Subject: FW: Opposing Marian Development of Apartments at Manslick and Bluegrass

Follow Up Flag: Follow up
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Gentlemen,

I'm sending this email in regards to my concerns about the proposed Apartment Development at Manslick Rd. and Bluegrass Ave. My wife and I purchased a Patio Home at the new development of Clover Trace in 2015, after living in Cloverleaf subdivision for 30 years.

We are both very familiar with the flow of traffic on Manslick Rd. Our main concern with these apartments being developed is the safety of all us residents living in Clover Trace. If a traffic study would be performed now, it would not be accurate, due to so many people working from home and especially due to school not being in session because of COVID-19. We have lived in Clover Trace for the past 5 years and we sit on our back patio every day. We would see the traffic backed up on Manslick Rd. from Gagel Avenue back to Bluegrass Avenue every day. If we wanted to go out for dinner, we would have to wait till after 6:00 pm because it would be impossible to turn left onto Manslick Rd. I cannot imagine how bad it will be, if this apartment complex would be built.

Another concern is the Drainage of this area. We can remember several years ago, when Louisville had a heavy rainfall, St. Mary's Hospital had flooded on the first floor. This would be a concern for our development, due to being down in a small valley.

We both plan to attend the January 28th meeting to voice our concerns.

I appreciate all of you giving us the opportunity to voice our concerns and help us fight this, in hope we can stop this apartment development from being built.

Thank you,

Wayne & Pam Boone

6434 Clover Trace Circle

pboone@gribbins.com 502-376-7049

mwboon01@louisville.edu 502-415-5986

St. Germain, Dante

From: Roger Potter <rtpotter2@gmail.com>
Sent: Thursday, January 14, 2021 7:31 PM
To: St. Germain, Dante; Lockett, Daniel R; Triplett, Kevin D.
Cc: Boone, Michael W
Subject: Fwd: Opposing Marian Development of Apartments at Manslick and Bluegrass

Follow Up Flag: Follow up
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Gentlemen,

Here is an email I sent to Kevin Triplett last October that expresses most all of the Clover Trace Residents' concerns about the proposed Apartment Development at Manslick Rd and Bluegrass Ave. across from Clover Trace Homes. Wayne Boone forwarded an email about the upcoming Public Meeting on Jan 28, 2021 at 1PM, but I'm having problems with following the links in the email. Can you send me the necessary links about the meeting so that we can pass them along to the Clover Trace residents? And also, can you send a link to join the meeting virtually either by a website or by WEBEX so we can pass them along to the residents?

Thank You in advance for your help with these links and thank you for helping us voice our opposition and concerns to this proposed development.

Roger Potter

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

From: Roger Potter <rtpotter2@gmail.com>
Date: Wed, Oct 7, 2020 at 10:02 AM
Subject: Opposing Marian Development of Apartments at Manslick and Bluegrass
To: <kevin.triplett@louisvilleky.gov>

Dear Kevin,

My Wife and I live directly across from the proposed development area in Clover Trace. We oppose this development for several reasons: 1) The main reason is the **Traffic Congestion**. This would add to the congestion on Manslick that already exists - especially at rush hours and when school busses are running. A Feasibility Study done in 2007 reported that a proposed interchange at Manslick and I-264 at that time would negatively impact the area. This study still applies and Traffic has increased greatly since 2007. Our main concern is with the safety of entering and exiting Clover Trace, which can be challenging during peak hours already. 2) That same 2007 Feasibility Study cited **Environmental Concerns** that would possibly impact the Land and several endangered species of wildlife of this area, that I believe would also still apply to the proposed Apartments by Marian Development. 3) We believe the removal of the **Tree Canopy** for the Development would also negatively impact the environment and wildlife. 4) We believe the Development would negatively impact the **Creek and Drainage** of the area between the proposed Development and Saints Mary and Elizabeth Complex and parking lots.

For these reasons my wife and I oppose this Development. It is our hope that you will be our advocate and voice our concerns whenever any meetings and discussions take place in the future about this or any other Development of the area by the Marian Development Group or any other Developmnet Group.

Thank You for being our Councilman and our voicing our concerns,

Roger M. Potter
502.938.6075

Teresa A. Potter
502.551.9913

6410 Clover Trace Circle, Louisville, KY 40216

St. Germain, Dante

From: Ashburner, Clifford <Clifford.Ashburner@DINSMORE.COM>
Sent: Saturday, January 16, 2021 5:35 PM
To: SHIRLEY BUNTAIN; St. Germain, Dante
Subject: RE: 4801 Manslick Road

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Ms. Buntain:

I'm sorry I wasn't able to get back with you yesterday. I needed to talk with my client before responding. We'd be happy to have a call or Webex with you to explain the proposal and answer your questions. Let me know a good day and time for you next week, and I'll try to set something up.

Best,

Cliff

From: SHIRLEY BUNTAIN <heavnli@yahoo.com>
Sent: Saturday, January 16, 2021 7:39 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: Ashburner, Clifford <Clifford.Ashburner@DINSMORE.COM>
Subject: Re: 4801 Manslick Road

Ms. St. Germain,

I didn't hear back from Mr. Ashburner. . Can you answer any of these questions ?

Thanks,
Shirley

[Sent from Yahoo Mail for iPad](#)

On Friday, January 15, 2021, 10:01 AM, SHIRLEY BUNTAIN <heavnli@yahoo.com> wrote:

Good Morning Mr. Ashburner,

I am reaching out regarding the Crossings at Mill Creek Development. I live in Cloverleaf Subdivision and was in hops that you could answer a few questions regarding this development.

Who is the expected tennant ? Is the development hoping to attract professionals or will it be " affordable housing" based ? Has there been an anticipated rent amount set ?

The plan I have I have calls for 3 and 4 story buildings ? When I look at the property from the street view the elevation seems lower that the street. Would the first story of these structures be lower than the street levels of Manslick or Bluegrass ?

Do you have any kind of plans or mock ups that would show all views of this development from the street ?

Is there any plan for traffic flow ? (red lights, etc and the entrances)

Thanks,

Shirley Buntain

See the good all around you..even if you have to squint! ~ Unknown

On Friday, January 15, 2021, 09:15:32 AM EST, St. Germain, Dante
<dante.st.germain@louisvilleky.gov> wrote:

Ms. Buntain,

The attorney is Cliff Ashburner, and I have copied him on this email. He should be able to answer any questions you might have and will be interested in any concerns you have.

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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From: SHIRLEY BUNTAIN <heavnli@yahoo.com>
Sent: Friday, January 15, 2021 9:12 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: 4801 Manslick Road

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Thanks so much. I'd love to talk with the developers attorney. Please provide me with that contact information.

Shirley

See the good all around you..even if you have to squint! ~ Unknown

On Friday, January 15, 2021, 09:07:24 AM EST, St. Germain, Dante
<dante.st.germain@louisvilleky.gov> wrote:

Ms. Buntain,

You can email me to add comments to the public record. I can also put you in touch with the developer's attorney if you want to have a discussion directly with the developer.

Dante St. Germain, AICP

Planner II

Planning & Design Services

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From: SHIRLEY BUNTAIN <heavnli@yahoo.com>

Sent: Friday, January 15, 2021 9:02 AM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: Re: 4801 Manslick Road

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good Morning ,

Thanks for the copy of the plans for this site. I have a few concerns and considerations. I am well aware that many of our neighbors do not want this development. As a past Neighborhood Association President, and current community organizer I realize that sometimes change is difficult. However, I am also a realist and the fact is ,that property is eventually going to be developed. Who would I reach out to to speak about some concerns our neighbors have ?

See the good all around you..even if you have to squint! ~ Unknown

On Friday, January 15, 2021, 08:23:30 AM EST, St. Germain, Dante
<dante.st.germain@louisvilleky.gov> wrote:

Ms. Buntain,

The plan is attached. Please let me know if you have any questions.

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

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

From: SHIRLEY BUNTAIN <heavnli@yahoo.com>
Sent: Thursday, January 14, 2021 7:41 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: 4801 Manslick Road

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Good Evening,

I live in the Cloverleaf neighborhood the is across the street from this site. Could you possibly share the plans for this development ? I've heard some resistance , but I want to be informed before I weigh in. Obviously this site is going to be developed at some point. I'm in hopes that this will be a positive addition to our area.

Thanks,

Shirley Buntain

1408 Anna Lane

Louisville, Ky 40216

[Sent from Yahoo Mail for iPad](#)

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St. Germain, Dante

From: T Jones <jonestk13@yahoo.com>
Sent: Sunday, January 24, 2021 3:20 PM
To: St. Germain, Dante
Subject: 20-zone-0096

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. St. Germain;

I live at 4827 Manslick Road. The rezoning of the area in question will have many negative effects on this area and I have concerns.

I work during the hours of the online meeting - and I understand that the case I am concerned about is part of a list of rezoning cases with an indeterminate calendar. I cannot take the day off of work, but I want my concerns to be noted.

The traffic in the Manslick area is already bad - multiple minor accidents occur frequently in the area to be rezoned. I have insurance estimates that prove that the automobile insurance rate in the area is higher than in surrounding areas because of the current traffic.

Adding any scale apartment complex (multi-family home) with this rezone intention will increase traffic and increase the number of accidents. The insurance costs will also increase. Will the city take this into account and provide safety items such as speed bumps? a guard rail? a lower speed limit? Something to protect the existing residents?

I have already been in contact with the district Councilman about the concerns and he states he has his team working on this safety concern. Will this be considered in the zoning?

Zoning for a larger living situation will also increase the risk for crime. Will there be more police support? My neighbor and myself have had items stolen from our properties in the past 2 years with the lower population. Changing to multi-family residences will increase the risk of crime in the area. Will police services be increased to the area?

I would like a response to know that this communication was received.

If there is anyway for proof of these factors being considered to be communicated to me, I would greatly appreciate it.

I look forward to communication about this zoning change; thankyou

Kay

Teresa Kay Jones, APRN, FNP-BC, PMHNP-BC, KHNA Co-Leader

St. Germain, Dante

From: Roger Potter <rtpotter2@gmail.com>
Sent: Thursday, January 28, 2021 6:48 PM
To: St. Germain, Dante; Lockett, Daniel R; Triplett, Kevin D.
Cc: Boone, Michael W
Subject: Marian Development Plans at 4801 Manslick Rd.

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All, I'm disappointed that our emails to you fell on deaf ears. That being what it is, I would like access to the new plans Marian has drawn up for Crossings at Mill Creek Apartments. **Can you give me a link to the new project plans or provide me with a copy?**

Also, I am concentrating my efforts on making Manslick Road as safe as possible. Is it possible for someone from Transportation to 1) actually come out and look at the location to see what can be done to widen the road (if necessary), 2) extend the turn lane, 3) boldly restripe the turn lane and 4) determine if a caution light might help slow the traffic at the top of this hill. 5) What about reducing the speed limit here? We are committed to seeing that these exceptions are added to the project.

We appreciate how hard you guys work and how much you do for the community. We could use your help to ease our concerns and make this road as safe as possible for everyone who uses it on a daily basis. I am willing to do whatever I can to help you help us attain these goals. If you can tell us what has to be done to get these requests seen to - I'll help organize it and cooperate in whatever ways I can.

Yours Sincerely,
Roger Potter
6410 Clover Trace Circle
Louisville, KY 40216
cell (502) 938-6075

St. Germain, Dante

From: Joyce Wilson <blinkywilson@icloud.com>
Sent: Wednesday, January 27, 2021 4:27 PM
To: St. Germain, Dante
Subject: zoningchanges Bluegrassand Manslick

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I am interested in joining the zoning meeting on WebEx concerning the building new apartments on Bluegrass and Manslick. I have been a resident of Cloverleaf for 22 years and I'm very interested in any changes to our neighborhood. Please send me the meeting time and identifier so I may join in on WebEx.

Joyce Wilson at blinkywilson@icloud.com. Thank you for your information

St. Germain, Dante

From: Joyce Evans <joyceevans50@icloud.com>
Sent: Thursday, January 21, 2021 4:29 PM
To: St. Germain, Dante
Cc: Lockett, Daniel R; Triplett, Kevin D.
Subject: Zoning Change at 4801 Manslick Rd, 1936 Bluegrass Ave.

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I am totally against this also because I will be living next to renters and they will not respect the area whatsoever because they have no money of their own invested. It will be nice for a couple of years then it will be trashed as other projects in Louisville such as: Iroquois projects, Clarksdale, Beecher Terrace, etc. I think all renters should have to be required to have a JOB. I have my life savings invested in this property and the value would be on a downhill slide. I have always worked and sometimes 2 jobs (for 10 yrs). I almost purchased elsewhere not far from here and Section 8 apartments were very close and the property was \$10,000.00 cheaper but, as soon as I noticed apartments I was totally against purchasing.

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Also, they mentioned on the phone of doing a traffic count and that would be useless because a lot of people are still working from home and school is not back in session because of the Covid.

To benefit everyone the zoning should not be changed and in the end they would make More money off their investment if they put office buildings on the property and they could still leave a lot of trees there.

Please send me an acknowledgement back that you have received this.

Thank you!!

Sent from my iPad

St. Germain, Dante

From: SHIRLEY BUNTAIN <heavnli@yahoo.com>
Sent: Wednesday, January 20, 2021 12:21 PM
To: St. Germain, Dante
Subject: 02-ZONE-0096

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good Morning Ms. St. Germaine,

I am trying to do all of my homework regarding this development and one of the things that sticks out like a sore thumb is the probability of traffic and safety issues. Honestly, I have a laundry list of others, some I will address below, but safety is always at the top of the list. I am wondering if you have visited this site personally?

For many years we have had concerns about Manslick Road as a two lane street. Especially, the area between Knight Road leading up to where it intersects with Bluegrass. There is a curve as you come up that hill that is tricky at best, and the proposed location for the Manslick entrance/exit for this development lends itself to a dangerous situation to exit onto Manslick Road from the complex. Not to mention that traffic backs up on Manslick from Gagel way past Knight Road and even further at times as it is. When Bennett and Bloom became our neighbors they brought significant additional traffic as well. It is also worth a mention that traffic to the hospital itself has increased as the actual hospital at Southwest closed several years ago. This is the only hospital serving the South End of Louisville. Ambulance traffic has also increased as the largest percentage of the overdoses due to the Opiate Epidemic in our city are treated at U of L Mary and Elizabeth Hospital. **We are impacted greatly already.**

In recent months there has been information go out on Wave 3 TV regarding the addition of Watterson Expressway exit ramps onto Manslick. Here is the article they published.

LOUISVILLE, KY (WAVE) - Even Sunday morning before church, Manslick Road carries a lot of traffic. An interchange currently in planning stages could bring big changes to the road and a nearby congregation.

The new ramp, which would partially link the Watterson and Manslick, would improve access to Sts. Mary and Elizabeth Hospital. Directly in the path of the potential ramp, however, is a 900-member church with a name that could seem prophetic: Cloverleaf Baptist Church.

Church members say they've been hearing rumors for years, but now Kentucky has budgeted \$3.1 million to design the interchange. Drivers heading west on the Watterson could exit onto Manslick, and drivers on Manslick could get on the Watterson going east. Ramps on the other side of Manslick would be too close to the Dixie Highway interchange, engineers say.

Kentucky's plan sets aside almost \$6 million to buy right of way, but children's pastor Brian Schramm says Cloverleaf's \$1.5 million gym and life center is only four years old. "We're talking about possibly relocating part of our church if necessary. That is a huge concern," he said.

Has there been a recent traffic study ? Can I get documentation of this , if so ? If not, I would like to request that one be done. If that is not something you deal with, can you direct me to where I can request one ? Manslick Road already suffers from neglect and has needed to be widened for some time.

Some of my other concerns are the environmental impact with that large culvert between the property and U of L Mary and Elizabeth Hospital. I am in the process of getting information regarding this. Has MSD weighed in ?

The terrain on this property is definitely a downhill slope. Is there any kind of 3D view of the proposed development that would allow us to see the elevation of the proposed buildings ? There are residents on Manslick and in Clovertrace that would be impacted by the aesthetic changes this will bring. Many of those Patio Home owners were once long time residents of Cloverleaf that felt passionate enough about the area that they invested their retirement plans into staying adjacent to the wonderful neighborhood we have fought so hard to maintain. This is no small thing, for some this is their final destination to call home. Cloverleaf will stand with them in support of what is best for them also.

Finally, with the closing of our truly beloved Pic Pac, we are at risk of becoming a food desert for those who count on the neighborhood supply for food. We lost our Kroger at Southland Terrace and many of our seniors simply cannot manage the transportation to other locations and frankly, they cannot physically shop at a store with such a big footprint as the marketplace on Dixie Highway. I know this as my parents are also long time residents of Cloverleaf.

Respectfully,

Shirley Buntain

See the good all around you..even if you have to squint! ~ Unknown

St. Germain, Dante

From: Carol Recktenwald <ndacarol@gmail.com>
Sent: Monday, August 3, 2020 12:32 PM
To: St. Germain, Dante
Subject: Zoning change

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I am writing in regards to the rezoning change of property 4717- 4801 Manslick Rd and the impact it will have on this Single-Family Residential area.

I oppose this change for the following reasons:

1. Existing high traffic area. Manslick Rd is a busy corridor from downtown to Pleasure Ridge Park. Also, it is near the Taylor Blvd exit off the Watterson Expressway via Bluegrass Ave to Manslick Rd. At morning and evening rush hour, it is nearly impossible to exit left from our senior community of Clover Trace. An additional number of vehicles (200-400) will only exacerbate the traffic problem. Furthermore, ambulances use this street to get to Mary and Elizabeth Hospital on Bluegrass Ave. A traffic backup could have serious consequences.
2. Air pollution. With the addition of so many vehicles in this area, the air we breath will surely become more polluted from the emissions.
3. Tree canopy. The tree canopy in Metro Louisville is dwindling causing our temperature to rise. Cutting down the trees for this development will add to the heat island in this area. Also heat from the large asphalt parking and from the buildings will further hold heat in the surrounding area. The lovely fir trees surrounding the existing building across from Clover Trace add such beauty, that it would be such a shame to destroy them.

Kindly consider these negative effects on this area before finalizing this zoning change.

Carol Recktenwald

Werling, Sheri

From: Werling, Sheri
Sent: Monday, September 28, 2020 10:31 AM
To: Werling, Sheri
Subject: RE: Marian/Manslick Road Project

Edna Miueninghoof (phone: 502-366-6210) called on Thursday, September 10, 2020, stating that she was unable to attend the August 6th Neighborhood Meeting. She wanted to state her opposition to the project, stating that it was too dense and that the traffic was already bad in that area. She lives in the patio homes across the way and watches the traffic back up all the time.

I discussed with her the other opportunities she would have in order to get involved with the process (LD&T hearing and Planning Commission hearing), and gave her the Case Manager's name and contact information (Dante St Germaine) to discuss her concerns with Dante and put her opposition in writing to Dante regarding her opposition so it is included in the Planning Commission file for consideration.

RECEIVED

OCT 05 2020

**PLANNING &
DESIGN SERVICES**

20 - ZONE 1 - 0096

RECEIVED

JAN 25 2021

PLANNING &
DESIGN SERVICES

January 19, 2021

To Dante St. Germain

I live in a patio home in Clover Trace across from the proposed apartment development at Mansfield and Bluegrass.

Wouldn't this increase the traffic? Probably lower the value of our homes.

I am opposed to your plan.

I think a better idea would be to build more affordable patio homes like ours.

Please consider my concerns and those of all of us here in our quiet and peaceful neighborhood.

Shirley Seayton
6423 Clover Trace Circle

Mr. Clifford H. Ashburner,

I strongly object to your proposal of an apartment complex on the Manslick Road and Bluegrass Ave. property.

For me personally, I thought I would be living the rest of my life in this quaint and peaceful patio home community. No congested area and heavy traffic problems along with many other concerns that come with so many apartments.

We do not need this.

Please take my feelings into consideration along with the other homeowners in this area; which, if you go ahead with the 204 apartments would decrease the value of our homes.

Certainly you can understand how we feel.

It seems to me to be more suitable for another area just like Clover Trace.

I am against this building project!!

RECEIVED

AUG 05 2020

PLANNING & DESIGN
SERVICES

Shirley Slaxton
6423 Clover Trace Circle

To Whom It May Concern:

I am a property owner at
6435 Clavel Trace Circle.

I am totally against the proposed
zoning changes on the property
being purchased and developed
on Manslick Road and corner of
Bluegrass Avenue.

I had previously looked at other
properties & had already found out
that one or two had apartments very
close to them. I actually paid a lot
more for this property.

I have a deep concern for people
having to live in apartments but
I know they don't care they trash it
and go on. They don't have money
invested in it so they don't care!

Another big reason is the entrance &
exit is right across Manslick at our
entrance & exit and we don't have a
traffic light & sometimes we have to
wait 15 mins. or longer because of
traffic to get out of the complex at

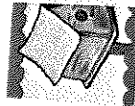


different times of the day it's a longer
& more aggravating to all of the
residents living in this complex.

Yes, I will fight it & am &
will always be against it.

Mary Joyce Cross
6435 Clover Lane
Circle

P.S. I just re-ceived
my letter a few days ago.
Louisville, Ky.
40216



St. Germain, Dante

From: Boone,Michael W <michael.boone.1@louisville.edu>
Sent: Wednesday, February 3, 2021 8:30 PM
To: St. Germain, Dante
Subject: Fwd: KY1931 Study
Attachments: KY1931 Study executive summary 2014.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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I talked with Mr. Hall today and he made me aware of a new traffic study that was completed in 2014. I read the other study that was done in 2007. You may already know about this study but I thought I would pass it on to you.

Michael W. Boone 6434 Clover Trace Cir.
Sent from my iPhone

Begin forwarded message:

From: "Hall, Tom B (KYTC-D05)" <Tom.Hall@ky.gov>
Date: February 3, 2021 at 4:39:21 PM EST
To: "Boone,Michael W" <michael.boone.1@louisville.edu>
Subject: KY1931 Study

CAUTION: This email originated from outside of our organization. Do not click links, open attachments, or respond unless you recognize the sender's email address and know the contents are safe.

Hi,

We talked on the phone this afternoon.

Attached is the executive summary for a KY 1931 study that KYTC did in 2014. It talks about the need for widening to 3 lanes in the vicinity of 4801 Manslick Road, but doesn't really cite any spot concerns directly around there. That could change with new development.

Here is the link to the full KY1931 Study:

<https://transportation.ky.gov/Planning/Pages/Project-Details.aspx?Project=KY> 1931 Scoping Study

This full study has all kinds of information about congestion and crash issues all along the corridor which you might find helpful.

Thanks,
Tom Hall
D5 Planning Supervisor
KYTC

St. Germain, Dante

From: SHIRLEY BUNTAIN <heavnli@yahoo.com>
Sent: Tuesday, February 9, 2021 10:30 AM
To: St. Germain, Dante
Subject: Crossing at Millcreek
Attachments: KY1931 Study executive summary 2014.pdf; LMHA Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good Morning Ms. Germain,

Please make the attached KY1931 traffic study and the LMHA Award Letter a part of the record and distribute it to the planning commission members for their review prior to the 02/18/21 meeting regarding the Crossing at Millcreek.

Thanks,

Shirley Buntain

See the good all around you..even if you have to squint! ~ Unknown

KY 1931 Planning Study

Executive Summary

Jefferson County, Kentucky

KYTC Item No. 5-480.00

The Kentucky Transportation Cabinet (KYTC), in partnership with CDM Smith, undertook a planning study for KY 1931, known locally as St. Andrews Church Road and Manslick Road from US 31W (Dixie Highway) to I-264 (Watterson Expressway) in Louisville. The study area is illustrated on **Figure ES-2**, found at the end of this summary.

Purpose & Need

The purpose of the proposed KY 1931 project is to improve safety and local traffic operations along this route between Dixie Highway and I-264. The need is expressed through above average crash rates, substandard geometric features, and congested traffic operations.

Other project goals include accommodating bicyclists and pedestrians, improving emergency response time, minimizing impacts to the environment, and ensuring any improvement can handle traffic from other planned improvements.

Existing Conditions

KY 1931 is classified as an Urban Minor Arterial with posted speed limits of 35 to 45 mph in the study area. It is a two lane facility from Dixie Highway to Anna Lane, a three lane facility from Anna Lane to Lance Drive, and a four lane facility for the remainder of the study area. KY 1931 contains 10 to 12 foot lanes and 2 to 10 foot shoulders. The northern portion of the route occasionally features a 7 to 14 foot raised mountable median. The route provides access to residential neighborhoods, commercial development, several schools, churches, and cemeteries.



Hillcrest Cemetery is adjacent to Manslick Road and is opposite Parkwood Baptist Church.

One bus route operated by the Transit Authority of River City travels the corridor: Express Route 54.

Existing traffic volumes range from 11,100 to 18,200 vehicles per day, with the heavier volumes in the middle section between Palatka Road and Hazelwood Avenue. Existing volume-to-capacity ranges from 0.60 to 0.96, largely controlled by signalized intersections.

Level of Service (LOS), a qualitative measure of highway traffic conditions were calculated at major study intersections. Three intersections (Blanton Lane, Palatka Road, and Hazelwood Avenue) operate at an unacceptable LOS (E or F) during the AM or PM peak hour.

The segment of the corridor between Arnoldtown Road and Blanton Lane has the highest crash frequencies; in four years, 65 total reported crashes occurred. This equates to a Critical Rate Factor of 1.92, indicating crashes are happening more often than can be attributed to random occurrence. The entire corridor south of Hazelwood Avenue exhibit CRFs over 1.00. Several 0.10-mile long

spots along the route also exhibit above average crash rates.



St. Andrews Church Road at Cardinal Oaks Drive. While this section has a sidewalk on one side, the majority of the corridor does not accommodate pedestrians.

A review of existing plans and where necessary, field observations, identified a deficient horizontal curve, several deficient vertical curves that limit headlight sight distance, and several sections where the cross-section does not meet current standards.



Manslick Road at Holly Park Drive looking to the south at one of several deficient vertical curves.

Alternatives Considered

To improve safety and local traffic operations, the project team considered a selection of potential alternates:

- No Build Alternative;
- Short-term Spot Improvement options;

- The 2 Lane Alternative, which would reconstruct the route with wider lanes and shoulders;
- The 3 Lane Widening Alternative, which would reconstruct the route with wider lanes, shoulders, and add a two way left turn lane in the center;
- The 4 Lane Widening Alternative, which would reconstruct the route with one additional lane in each direction with wider lanes and shoulders;
- The 5 Lane Widening Alternative, which would reconstruct the route with one additional lane in each direction and a two way left turn lane in the center, with wider lanes and shoulders;

The project team developed conceptual designs, planning-level cost estimates, and a high level comparison of impacts.

Throughout the study, the project team met with local officials, stakeholders, and the public to discuss alternatives and understand local perspectives on improvement concepts. During these discussions, the 4 Lane and 5 Lane Widening Alternatives were eliminated from consideration as they did not meet the purpose and need. Generally, feedback received indicated strong public support for the proposed project:

- 53 of 55 surveys indicated the route should be improved.
- 38 of 55 surveys preferred the 3 Lane Widening Alternative.
- Segments 1, 2, and 3 (US 31W to Hazelwood Ave., see **Figure ES-2** for location) were seen as the highest priority need.

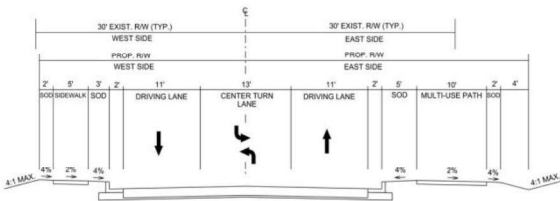
Recommendations

In light of technical analyses and local input, the project team recommends that the 3 Lane Widening Alternative advance for future project development phases. **Table ES-1** provides summary information about costs. If spot improvements are implemented in advance, as described below, this estimate would be reduced. **Figure ES-1** shows the proposed typical section for the 3 Lane Widening Alternative and **Figure ES-2** shows the recommended construction sections for the corridor.

**Table ES-1: 3 Lane Widening Alternative
Planning Level Cost Estimates**

Project Phase	Cost (Millions)
Design	\$4.3
Right-of-Way	\$10.2
Utilities	\$8.6
Construction	\$25.8
Total	\$48.9

**Figure ES-1:
3 Lane Widening Typical Section**



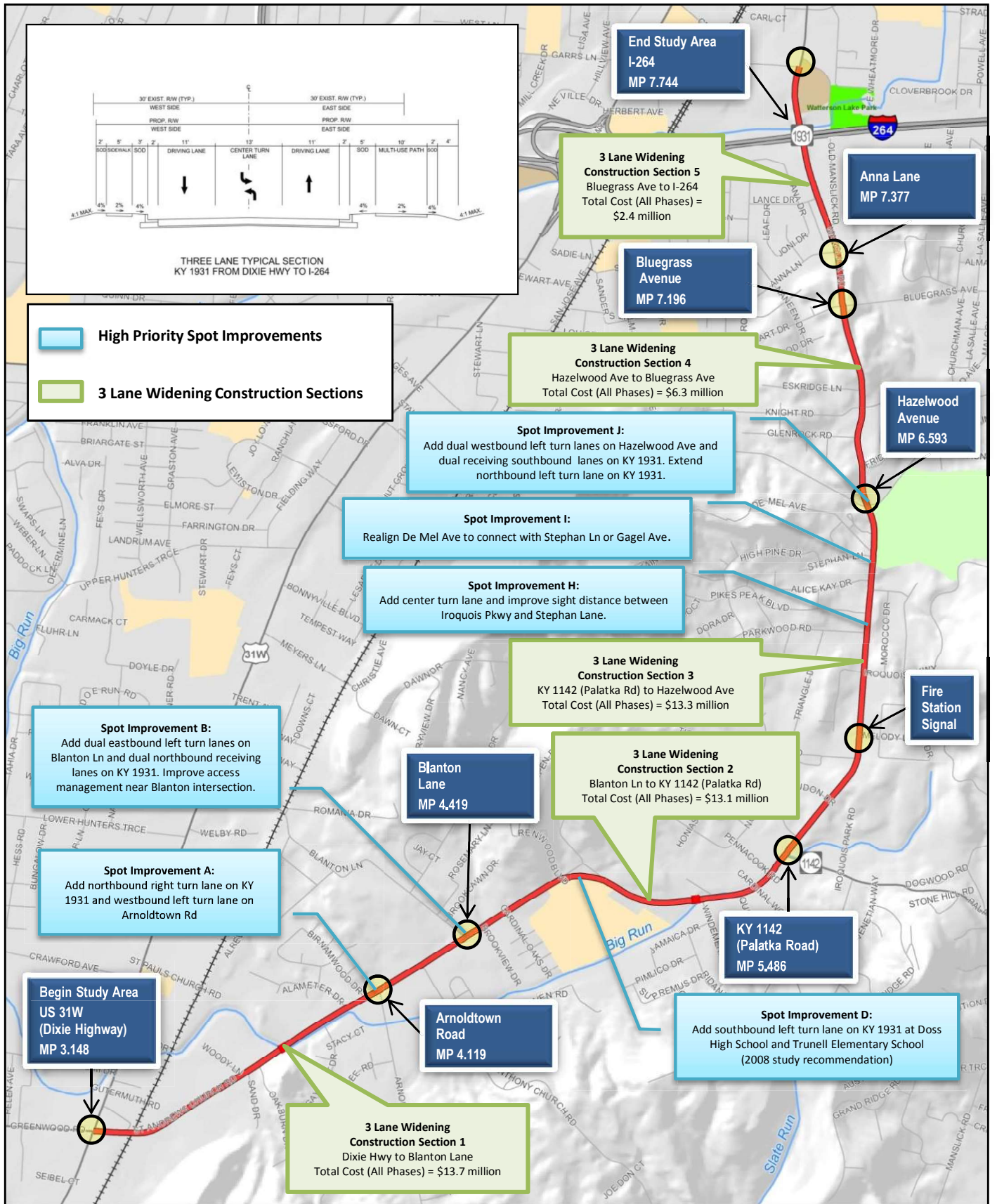
The 3 Lane Widening Alternative is recommended for the following reasons:

- Satisfies the project purpose by improving safety and local traffic operations by adding a center turn lane, fixing geometric deficiencies, and adding additional turn lanes.

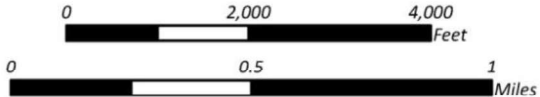
- Accommodates bicyclists and pedestrians with a multi-use path.
- Improves emergency response time.
- Is sufficient to accommodate traffic for the proposed I-264/KY 1931 interchange.
- Minimizes cost.
- Improves drainage.

To provide low-cost, short-term improvements while funding is secured for the long term recommendation, spot improvement recommendations were developed. The spot improvements were developed to complement the recommended long-term improvement. The high priority spot improvements are noted below and shown in **Figure ES-2**:

- **Spot Improvement A:** Add turn lanes at KY 1931/Arnoldtown Road (estimated total cost = \$1.0 million)
- **Spot Improvement B:** Add turn lanes at KY 1931/Blanton Lane (estimated total cost = \$8.3 million)
- **Spot Improvement D:** Add turn lanes at Trunell Elementary School and Doss High School (estimated total cost = \$1.9 million)
- **Spot Improvement H:** Realign/Widen KY 1931 from Iroquois Parkway to Stephan Lane (estimated total cost = \$4.6 million)
- **Spot Improvement I:** Realign De Mel Avenue (estimated total cost = \$1.9 million)
- **Spot Improvement J:** Intersection improvements at KY 1931/Hazelwood Avenue (estimated total cost = \$3.7 million)



Signalized Intersections



**Figure ES-2:
Improvement
Recommendations**
KY 1931 Planning Study
Jefferson County, KY
Item # 5-480.00



May 29, 2020

Mr. Jacob Brown
Marian Development Group
1122 Rogers Street
Louisville, KY 40204

Re: Crossings at Mill Creek Apartments

Dear Mr. Brown:

On May 19, 2020 the Louisville Metro Housing Authority (LMHA) Board of Commissioners voted to approve a Resolution to award Marian Development Group's proposal for the Crossings at Mill Creek Apartments one hundred three (103) Section 8 Project Based Vouchers (PBVs). The PBV units will consist of ten (10) one-bedroom units, fifty-five (55) two-bedroom units, and thirty-eight (38) three-bedroom units.

The PBV award is conditioned upon the approval of 100% of the financing to construct the apartments, Part 58 environmental approval, subsidy layering approval, and receipt of a Certificate of Occupancy. The project must have commitment letters for 100% of the financing no later than May 31, 2021. If 100% of the financing is not in place by May 31, 2021, Marian Development Group may request one (1) six-month extension. The project must be in place and units occupied by September 30, 2023.

Lease compliant residents occupying Beecher Terrace Apartments as of June 28, 2016 will have a lifetime first preference for PBVs at the Crossings at Mill Creek Apartments. LMHA will determine the initial rent to owner at the beginning of the Housing Assistance Payment (HAP) contract term.

LMHA is firmly committed to providing one hundred three (103) PBVs to Marian Development Group for the Crossings at Mill Creek Apartments to be constructed at 4801 Manslick Road, Louisville, KY 40216.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Osanka".

Lisa Osanka
Executive Director, Louisville Metro Housing Authority

