

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

August 22, 2019

New Business

Case No. 19STREETS1002

Request:	Closure of Public Right-of-Way
Project Name:	Churchill Downs S. 4 th Street
Location:	4 th Street at Oakdale Avenue
Owner:	William E. Mudd, AQ Properties LLC
Applicant:	Ryan Jordan, Churchill Downs LLC
Representative:	Jon Baker - Wyatt Tarrant & Combs Neil Crawford - Qk4
Jurisdiction:	Louisville Metro
Council District:	15 – Kevin Triplett

Case Manager: Lacey Gabbard, AICP, Planner I

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:06:28 Lacey Gabbard presented the case (see staff report and recording for detailed presentation.) She handed out some additional materials from opposition, which she did not receive until today.

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 2800 West Jefferson Street, Louisville, KY 40202

Ryan Jordan, Churchill Downs, 700 Central Avenue, Louisville, KY 40208

Neal Crawford, Qk4, 1046 East Chestnut Street, Louisville, KY 40204

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Summary of testimony of those in favor:

08:22:00 Jon Baker, the applicant's representative, introduced the applicant's case and representatives (see recording for detailed presentation.) He noted that there is 100% consent for the request.

00:10:55 Ryan Jordan, general manager of Churchill Downs, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He noted the importance of dealing with rainfall and some major flooding events that have occurred on the site. Churchill Downs has worked with MSD to resolve this; also, the current proposal will install another oversized detention basin to capture more stormwater towards the east side of the property.

00:17:42 Neal Crawford, an applicant's representative, noted that the 60-foot ROW corridor is a utility corridor and no major changes are planned for the ROW itself. He showed a brief Power Point presentation and reviewed the traffic patterns and the traffic study in detail.

00:33:50 Mr. Crawford said that feedback received at public meetings expressed dissatisfaction with an unimproved alley located at the southern end of the project and a desire for changes/improvements. He described three possible alternatives for changes/improvements. He said the applicant would like to propose maintaining the vehicular use portion of the alley with two-way traffic and add a pedestrian sidewalk connector to Fourth Street and extend the sidewalk parallel to the alley. A portion at one end of the alley could be converted to bicycle/pedestrian use only.

00:38:04 Mr. Crawford listed benefits to the surrounding adjoining community, notably regarding improved drainage, diversion of stormwater, and improved water quality. David Mulloy, representing MDS, commented on the project and parking lot/basin improvements.

00:42:47 Mr. Baker concluded the presentation.

00:43:51 Commissioner Carlson asked about a proposed traffic light at Winn Avenue and Southern Parkway. Mr. Crawford discussed the applicant's intersection analysis. In response to a question from Commissioner Carlson, Mr. Crawford said this is based on proposed/anticipated traffic that the applicant's study based on the Fourth Street closure. He said he could not commit to providing a traffic signal there because that is up to the applicant. In response to

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a question from Commissioner Carlson, Mr. Crawford said residents along Southern Parkway would likely have to make a U-turn to go northbound. Commissioner Carlson asked that more information about turning radiuses be provided by the applicant at the public hearing.

The following spoke in opposition to the request:

Lyn Hobbs, 820 Longfield, Louisville, KY 40215

Jennifer Nunn, 1011 Carlisle Avenue, Louisville, KY 40215

Leah Hughes, 3915 Southern Parkway, Louisville, KY 40214

Jessica Scott, 533 Denmark Street, Louisville, KY 40215

Toni Banks, 1600 Phyllis, Louisville, KY 40215

Kathleen Helm, 4036 South 5th Street, Louisville, KY 40215

Summary of testimony of those in opposition:

00:50:29 Lyn Hobbs said there is already much truck traffic coming and going from Churchill Downs. He said the truck traffic would be moved from Fourth Street to Oakdale.

00:51:19 Jennifer Nunn said the Oakdale/Wyandotte neighborhood would be "heavily impacted" by the street closure, and she is speaking in opposition today representing the coalition, "We Love Taylor Boulevard". She said the coalition believes Fourth Street should remain open and that issues regarding connectedness, safety, walkability and bikeability should be addressed. She presented a petition that has over 150 signatures opposing the street closure.

00:52:57 Leah Hughes said the main concern many have in this area is the "conflicting data" regarding road use, and pedestrian safety. She said Winn Avenue and the two alleys will absorb a "substantial amount" of traffic from this road closure, and those roads are not designed for high-traffic volumes. She feels this could endanger pedestrians and bicyclists. She said Winn Avenue needs sidewalks, striping, and a traffic signal to release traffic onto Southern Parkway. Also, the alley between Fourth Street and Oakdale needs to be re-routed to one-way, directing traffic to Oakdale to Fourth Street only.

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00:55:30 Jessica Scott said the current plan does nothing to increase walkability, bikeability, or safety and does not meet standards of the Oakdale Neighborhood Plan. She requested: 1) new streetscape design for Longfield Avenue, including new sidewalks, bike signage and bike lanes, lighting, landscaping, and drainage; 2) a three-way stop and crosswalks at the intersection of Longfield Avenue, south Fourth Street and south Fifth Street; and 3) an established gateway with "Welcome to the Oakdale Neighborhood" messaging, as established in the Oakdale Neighborhood Plan.

00:58:35 Toni Banks said Churchill Downs representative/s attended every meeting that was held to create the Oakdale Neighborhood Plan, and even held a seat on the advisory committee. Churchill Downs made commitments to the community through that planning process, but has not followed through. Ms. Banks said the current proposal would make the existing neighborhood concerns "even worse". She said Churchill Downs locks people out of the area for about a week during Derby, with no compensation for residents. She said that, from 2016-2018, Churchill Downs spent about 37 million in upgrades and expansion in their north section alone.

01:01:23 Kathleen Helm asked that the public hearing not be waived, and asked why Churchill Downs should be given a publicly-utilized thoroughfare because it is adjacent to its newest enterprise. She said the number of pedestrians and vehicles using Fourth Street "vastly outnumber" the amount of intermittent crossings of horses. Closing Fourth Street, as well as the recently-announced hotel at Churchill, will have a daily impact on the neighborhood.

The following spoke neither for nor against the request ("Other")

David Mulloy, MSD, 700 West Liberty Street, Louisville, KY 40203

Rebuttal:

01:07:42 Mr. Baker said the installation of a traffic light at Winn Avenue and Oakdale will ultimately be KYTC's decision. Commissioner Carlson asked if Churchill Downs will pay for it, as opposed to Metro having to pay for it. Commissioner Brown asked Mr. Baker if he would bring to the public hearing the distance from the existing signalized intersection at Third Street and Oakdale.

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Discussion

01:09:02 Commissioner Brown said the opposition letter states that there are discrepancies between the applicant's traffic volume numbers and actual traffic counts. He asked if anyone who testified in opposition today if they have any traffic counts at any of the affected intersections. Ms. Hughes said they are in the process of having the Churchill Downs as well as the KIPDA report looked at, but that was not completed in time for this meeting. Commissioner Brown said he thought the KIPDA traffic count was taken at the Fourth and Central Avenue intersection, not Fourth and Oakdale.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the **October 3, 2019** Planning Commission public hearing.