

## **Brookstone Development Concerns:**

### **Transportation:**

In the next two years, there are proposals and current plans to build 796 new homes in the Eastwood area with 364 units on Johnson Road, 55 homes in Meremont on Long Run Road in Phase 2, 50 homes in Brookfield, 50 more in Glen Lakes, 172 on Flat Rock Road for a development called Brookstone and 105 additional homes in the Bryant Farm development totaling 796 new homes to be built in Eastwood in the next two years. The additional growth will bring annually over \$2,600,000 in tax revenue to our city and \$893,000 in property service fees. The transportation infrastructure in place cannot sufficiently serve the new and existing growth Eastwood has experienced in the last 10 years. There has been little transportation infrastructure improvements made in Eastwood to accommodate the growth in the Eastwood area and we are now experiencing and Louisville Metro Government is predicting. Eastwood is predicted to be one of the top growth areas in Louisville in the next 20 years. Some of the transportation issues in Eastwood are local issues and some are state issues. Regardless we may not be able to accommodate growth unless the infrastructure is suitable to serve the new proposed developments.

Problematic transportation issues in Eastwood include:

- The intersection at Johnson Road and Shelbyville Road is already a known point of congestion that has recently involved a fatality.
- Shelbyville Road in Eastwood's village area is the only two-lane state highway in all of Jefferson County. Historically many accidents and near accidents have occurred in that two-lane stretch of Shelbyville Road from each end of the Eastwood Cut-off, due to many intersecting roads, subdivision ingress and egress, changes in speed, changes in the number of lanes from five to two, and the volume of traffic due to Simpsonville's commercial growth. Many local residents have requested new traffic studies of the two-lane stretch of Shelbyville Road. Because of turn challenges traffic will stack up across the Johnson Road/Shelbyville Road intersection causing even further traffic gridlock. This issue must be addressed before it further endangers the lives of both residents and those passing through Eastwood and before we build more subdivisions in Eastwood.
- The Johnson Road/Shelbyville Road intersection needs a traffic light to aid in the safety at the intersection and to help provide traffic breaks for cars turning onto Shelbyville Road from nearby and developments and recently approved projects. Depending upon the time of day, it is already nearly impossible to leave Chestnut Glen, Brookfield, Waterstone, and Ashmoor Woods subdivisions merging onto Shelbyville Road without risk. Brookstone if approved will add now over 200 homes and double the amount of traffic and will be served by the same feeder roads as the recently approved subdivisions of Bryant Farm development for 105 homes and the Inverness Johnson Road development for 324 homes.
- to intersecting streets. There currently are no devices to slow / halt traffic from Beckley Station to Flat Rock Road, traveling east and nothing slowing traffic traveling west from Simpsonville to

Flat Rock Road. This turns Shelbyville Road into a virtual highway with no acceleration lanes to get into traffic or traffic pauses to facilitate turns. Turns into subdivisions back up traffic passed

- Feeder roads for Shelbyville Road including Johnson Road and Flat Rock Road have little or no shoulder for safely handling additional traffic.
- There is a significant sharp turn at Long Run Park which is a hazard to all traffic and should be straightened or improved potentially with stop signs.

Any additional development, without upgrading the supporting transportation infrastructure, is unacceptable to our existing and future residents. It is essential for the traffic impact study currently in process to take into consideration the permitting that has recently been approved along with recently approved subdivisions and those in process to adequately predict the future traffic flow the Flat Rock/Shelbyville Road/Johnson Road feeder roads will experience. Additionally, Louisville Metro is predicting a future growth rate of 25% for our area which should coordinate with the projections in the traffic impact study being developed for the Brookstone Subdivision. Developers building homes in the Eastwood Neighborhood area, must be engaged along with local and state officials, to improve the safety of the Johnson Road, Flat Rock and the Shelbyville Road corridor from Beckley Creek Parkway to Long Run Road.

Other Items / Issues:

### **Sewers**

Karst geology and few sewer routes serving the higher elevations in Eastwood, control commercial and residential development in our area. Failing septic systems continually foul the areas streams. Sewer extensions are needed through-out the area particularly in the commercial areas of the village center.

### **Watershed**

Eastwood is one of the highest points in Jefferson County with water flowing either to Floyd's Fork or Long Run stream. Karst geology is present in most of the area exacerbating watershed issues and creating sink holes impacting water quality of our nearby streams and the Floyd's Fork Overlay district.

### **Tree Canopy / Green Space**

Our tree canopy is significant in the Eastwood area and now impacted by the Emerald Ash Borer plight. We frequently experience a 10 degree difference in temperature, when travelling from Louisville's downtown to Eastwood. All efforts should be made to avoid creating more heat island effects as we convert our farmland to residential housing. Green spaces should be contiguous with adjacent developments and golf courses, to better deal with wild life. Trees planted or counted in greenspaces should include a variety of tree species. Ash trees should not be counted as part of the tree canopy since they will soon die due to the Emerald Ash Borer.

### **Educational Facilities**

Reside schools serving Eastwood are at capacity. We know JCPS is considering a new reside school in Eastwood and we must encourage them to do what it takes to minimize bussing of our younger children. JCPS must be asked to weigh-in on the extraordinary growth being experienced in our area with safety of our children as a significant consideration.

### **Buffering and Connectivity Related to Adjacent Homes, Residential and Commercial Developments**

- Polo field residents are concerned about the buffer between their homes and the newly developed properties along with any run off issues related to the Brookstone developments. Several residents were advised development would not occur adjacent to their backyards. Their deeds and or promises should be considered in the placement of close properties. Meaningful buffers consistent with what their developers promised should be considered in the design of Brookstone and does not seem to take those issues in account with a buffer contiguous with homes in Polo Fields. Water retention should address all watershed issues. Brookfield homes should not have water run-off issues due to the Brookstone development.
- Sufficient birmed shoulders and sidewalks should be properly addressed along Flat Rock Road.
- Connectivity with Polo Fields and any other adjacent greenspaces is essential to avoid dangerous interaction with wildlife and vehicles in the area.