

CHURCHILL DOWNS INC.

Case No. 17STREETS1012

STREET CLOSURE JUSTIFICATION STATEMENT

REQUEST TO CLOSE STREETS, ALLEYWAYS AND PORTIONS THEREOF LOCATED ON THE WESTERN SIDE OF CHURCHILL DOWNS RACETRACK FACILITY

July 27, 2017

The applicant, Churchill Downs, Incorporated ("CDI"), is requesting to permanently close a number of streets, alleyways, and portions thereof so that CDI can install substantial improvements on the western side of its Churchill Downs Racetrack campus located at 700 Central Avenue, in Louisville, KY ("Racetrack"). As explained herein, CDI must close these rights-of-way located internally to its Racetrack campus so that CDI can renovate and greatly enhance the overall appearance of its Racetrack's western area and improve its functionality, particularly as it relates to safer ingress/egress access and increased efficiency for automobile and pedestrian maneuverability, especially during the peak demands of Derby Week. Moreover, CDI's tree canopy and landscaping plantings proposed for this area—where little to no greenery currently exists—will lessen impacts the Racetrack has on its residential neighbors and, ultimately, establish a more compatible relationship between the Racetrack and the immediate area. CDI, for the reasons set forth in this justification statement, respectfully requests a favorable consideration of its street closures application.

An essential priority of CDI's continual effort to upgrade its Racetrack operations is to lessen any negative impacts the Racetrack might cause on its nearby residential neighbors. CDI's improvement plan for this area includes a new design for vehicular access whereby clearly defined access points will be aligned with the public roads directly leading into the Racetrack campus, allowing for safer and more efficient traffic flows to and from the Racetrack. In addition, CDI will establish a more definitive boundary between the Racetrack and the neighborhood thereby eliminating confusion surrounding where the Racetrack property begins and ends. Moreover, CDI proposes: expanded parking areas located on the Racetrack's western and northwestern sides to increase parking capacity for cars, vans, buses, trucks and media vehicles; a new promenade for race fans to safely enter and exit the Racetrack from and to the parking and loading/drop-off areas; robust installation of much-needed tree canopy and landscaping; an ornamental perimeter fence; and the construction of considerable

drainage infrastructure underneath and atop these expanded parking areas to substantially reduce runoff water, including CDI's use of green technologies to filter out greases and oils from the runoff water before it enters the detention basins and, eventually, the public system. In order for CDI to accomplish these improvements, CDI is requesting to close a number of public rights-of-way, including the following streets and alleys, almost all sections of which are adjacent to vacant property owned either by CDI, a legal entity of CDI, or Louisville/Jefferson County Metro Government:

Racine Avenue, eastward from Taylor Boulevard to CDI's property; a portion of an **unnamed alley**, starting from Racine Avenue's southwestern right-of-way line and ending at Central Avenue's southern right-of-way line; **Bohannon Avenue**, running northeast from Racine Avenue's southwestern right-of-way line and to end cul-de-sac (near Central Ave.); an **Unnamed Alley**, located between and parallel to Racine Avenue's southern right-of-way line and Homeview Drive's northern right-of-way, from Bohannon Avenue's eastern right-of-way line and running east to its terminus with S. 9th St; **Homeview Drive** from Bohannon Avenue to S. 9th Street; **South 9th Street** from Central Avenue's southern right-of-way line to Homeview Drive's southern right-of-way line; an **Unnamed Alley**, located between and parallel to Homeview Drive and Thornberry Avenue, starting from where the unnamed alley turns east, approximately 105 feet southeast of Bohannon Avenue's southeastern right-of-way line, and running eastward to its terminus; **Warren Avenue** from Homeview Drive to Oleanda Avenue's southern right-of-way line; **Unnamed Alleys** between Queen Avenue and Oleanda Avenue, from Wizard Avenue's eastern right-of-way line to inside CDI's Longfield Avenue parking lot; and an **Unnamed alleys** located in the current area of Churchill's Longfield parking lot.

The applicant's planned improvements for this area will comply with the applicable Campus and Traditional Neighborhood Form Districts and increase compatibility with the existing residential community located immediately to the west of the Racetrack. Per Cornerstone 2020, Campus form districts typically contain a mixture of uses that are clustered for a single or predominant function, often of regional importance, and contain internal shared parking, private walkways and roadways. The applicant's proposed improvements include a holistic plan for this area that include shared parking, private walkways and roadways, along with substantial buffering to soften the appearance of the Racetrack's parking and vehicular use areas for nearby residences.

According to Guidelines 1, 7, 8, and 9 of the Comprehensive Plan, the subject property should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles, and transit. CDI's proposed

development improvements provide vehicular connections to: Longfield Ave., Queen Ave., Thornberry Ave., Taylor Boulevard, as well as various access points on Bohannon Ave. and Central Ave. Multiple pedestrian connections will be provided to the public sidewalk network as well as to numerous TARC stops along Taylor Boulevard and Central Avenue. Furthermore, CDI will dedicate new rights-of-way to the public in two areas: 1. Between Bohannon and an alleyway adjacent to where Racine is proposed for closure; and 2. Between Queen and Thornberry adjacent to where Warren Ave. is proposed for closure. These dedications will provide connectivity to the residential street network in place of Racine Ave. and Warren Ave., once they are closed. Accordingly, CDI's proposed closures of the aforementioned public rights-of-way have minimal to no impact on accessibility and connectivity with adjacent properties.

Likewise, the requested closures will not result in a demand on public facilities and services that exceed the capacity of such facilities because they are public rights-of-way internal to CDI's Racetrack campus, serve no public or private purpose, nor is there an anticipated future need for their use. And, as mentioned, sufficient vehicular and pedestrian access between the Racetrack and the surrounding street network and nearby neighborhoods will be maintained via numerous connections. Therefore, the proposed closures of the public rights-of-way specified herein will not interfere with or exceed the capacity of the existing roadway infrastructure.

Once these public rights-of-way are permanently closed, and to the extent determined necessary by affected utilities, CDI will reserve easements for those affected utilities to access their respective infrastructure. Hence, the proposed street closures request complies with the Land Development Code and Guidelines 7.6, 7.13, 7.16, and 8.11 of the Comprehensive Plan.

For all the foregoing reasons, the public rights-of-way CDI requests to permanently close will violate neither the Land Development Code nor Cornerstone 2020. The improvements CDI proposed to undertake once these rights-of-way are closed represent a significant economic investment to an area that has been in need of attention for years and will only improve the relationship between CDI's Racetrack facility and its residential neighbors to the west. Accordingly, CDI respectfully requests that the Louisville Metro Planning Commission recommend to the Louisville Metro Council approval of the proposed rights-of-way closures, as specifically set forth on the street closure plat filed with CDI's street closure application.