

Williams, Julia

From: Stephen Peterson <peterson.jstephen@gmail.com>
Sent: Wednesday, January 07, 2015 8:07 AM
To: Williams, Julia; Brown, Jeffrey E
Subject: Re: Life Safety Warehouse
Attachments: Photo Showing Historic Use of Site ca. 1937.pdf; H12155.pdf

Good Morning Ms. Williams, and Members of the LD&T Committee,

I, Stephen Peterson, a resident of the Limerick neighborhood for some 5 years now, having read the staff report for today's hearing regarding the cases **14STREETS1024** & **14ZONE1044** do have the following opinions and statements.

In the staff reports prepared in advance of today's LD&T meeting, there are fields indicating that no, in fact "none," interested party comments had been received. As such I would like for this letter, and its attachments to be provided this very morning, to the committee members at the LD&T committee meeting for their review prior to any ruling on the aforementioned staff reports, and development party proposals.

I have voiced my opposition to the closing of this alleyway, to both the office of my elected Metro Council representative, as well as by way of telephone conversation with yourself, Ms. Williams, some 6 or 8 Wednesday's ago.

As a resident of the 900 block of S 6th St, a mere stones throw from this site, and an active member of the Limerick community as a whole -- I **strongly** oppose the closure of the north-south alleyway, spanning the distance between W Breckinridge Streets and Garland Avenue.

Further, this development proposal is precariously close to residential housing stock (r-7) College Court Condominiums, and residential (TNZD) housing too.

As it happens, the exact site requested for zoning adjustment was historically residential, please see attached PDF.

In fact the College Court Condominiums are one of but 8 such developments to have occurred in the entire Ohio Valley, by way of Federal housing monies made available during the housing "crisis" our nation experienced in the 1920s & 1930s. Louisville Mayor Neville Miller, petitioned for and received funding to construct College Court and LaSalle in the mid-1930s.

College Court was before its development, by some of the finest architect and landscape architects of its day, was the site of Eclipse Park baseball field (which is why Baseball Alley, adjacent to **Louisville Municipal War Memorial Auditorium**, 3 blocks east, gets its name. Eclipse Park is where Hall of Fame baseball player Honus Wagner made his major league debut, and Eclipse Park even saw the likes of Babe Ruth run its bases.

In the staff report the case for closing said alleyway is supported by the notion that the streets are one way (Breckenridge headed West, and S 7th and S 8th Streets South and Northbound respectively).

Indeed this is the case, TODAY; however, this is a shortsighted view.

In fact S 7th and S 8th Streets are slated to be made two-way streets, an effort that is oft used to improve residential neighborhoods no less.

As I recall, the Federal Section 106 Consulting Party Opt-in has already taken place for these street change endeavors.

Further it is noted that no utilities are in the area either, I urge you to see the attached MSD PDF which clearly shows a veritable "nest" of sanitary sewer lines surrounding this site. In fact these lines are part of MSDs Capital Project "*Central Relief Drain CSO In-line Storage, Green Infrastructure & Distributed Storage.*" A capital project already in its 'design' phase.

This closure also does not take into account the 7+ acre site just west of the College Court Condominiums that was acquired for the eventual placement of Spalding University's athletic facilities. No doubt, these facilities will necessitate, and obviate further traffic adjustments and entail the Limerick neighborhood being host a significant increase in motor vehicle, pedestrian, and bicycle traffic volume.

I would urge the good members of the LD&T to not grant closure of the north-south alleyway spanning the distance between W Breckinridge Street and Garland Avenue. There is no need, were any development proposal to be approved as offensive to the adjacent residential stock it may be, it could easily conduct operations without the alleyway being closed as it is proposed to have a curb cut entrance on S 7th Street.

One last thing, the professional engineer having prepared the site plan for the alley closure proposal, has apparently confused the north-south and east-west alleyways. Kindly look at the site plan title block and you will find this error in fact.

Respectfully

Stephen Peterson

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