



Swiss Hall Project

Case 17ZONE1066
Against the Grain, LLC.



Against the Grain, LLC.



Against the Grain Brewery & Smokehouse

401 E. Main St.

Louisville, KY 40202



Against the Grain, LLC.



Against the Grain Production

1800 Northwestern Pkwy.

Louisville, KY 40203

Company Focus



- Spreading Louisville's name to all corners of the Earth
- Keeping Louisville a great place to live, work, and play



Owners



Sam Cruz

Adam Watson



Andrew Ott

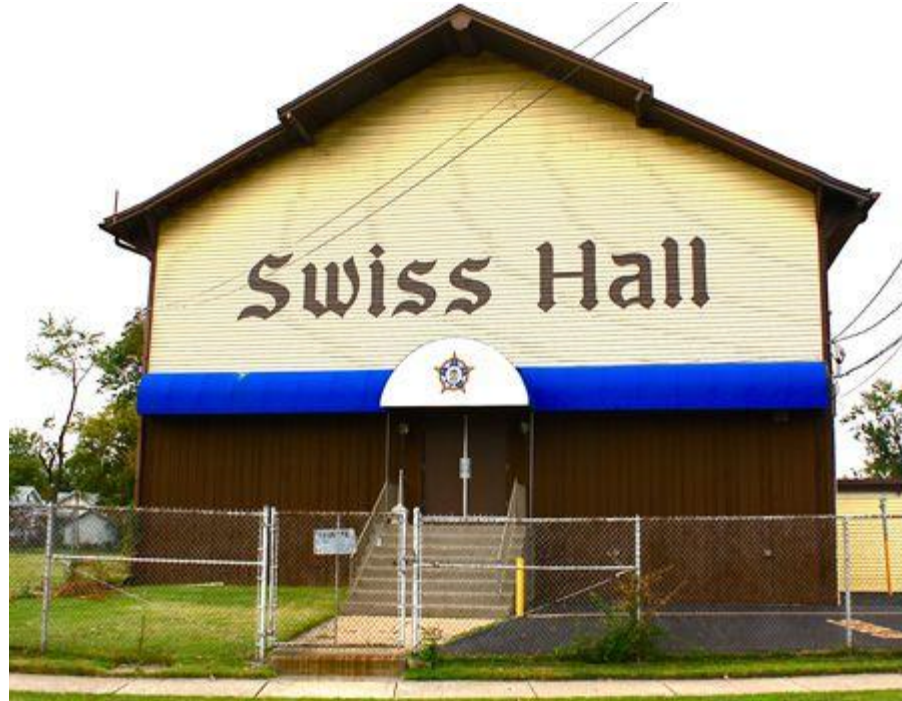


Jerry Gnagy





Historic Swiss Hall



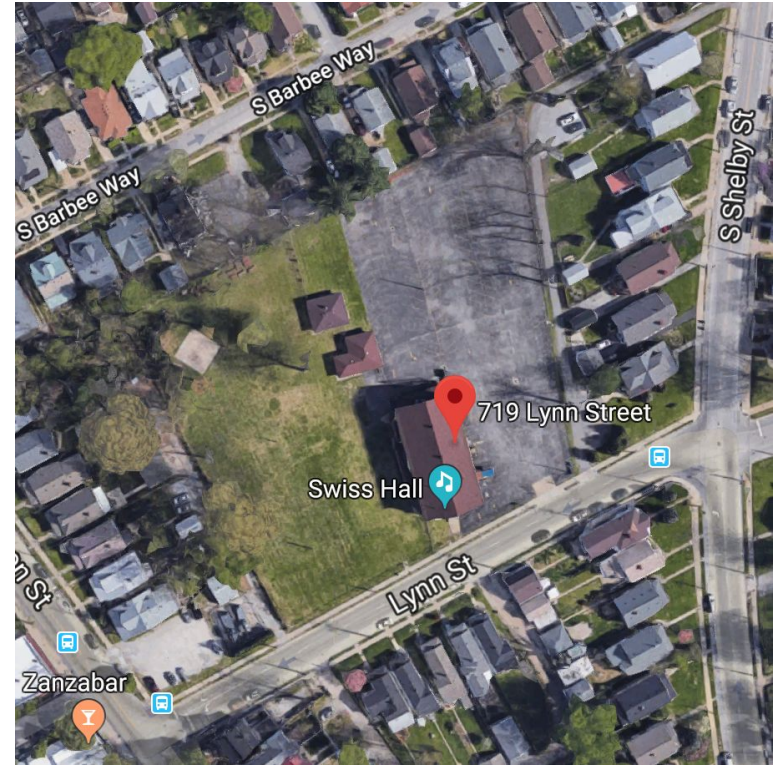
Present Swiss Hall



Patio at Against the Grain Brewery & Smokehouse

Neighborhood Wants

- Green Space
- No Large Developments
- Reasonable Operating Hours
- Cleanliness
- Community



Concept



Outdoor

- Open park-like setting with family-friendly dining
- Nanobrewery operation
- Natural playground
- Educational Gardens

Indoor

- Event Hall for events and rentals
- Small bar and dining room

Hours of Operation



Sunday through Thursday 11 AM - 2 AM (No amplified music outdoors after 10 PM)

Friday and Saturday 11 AM - 2 AM (No amplified music outdoors after 11 PM)



Waivers



10.2.15 - Eliminate the requirement to provide a landscape architect seal in instances where the size of the VUA exceeds 30,000 square feet

- Request waiver due to existing parking lot
- Will provide alternative landscape plan

Waivers



10.2.10 - Omit the required 10' vehicle use areas LBA adjacent to Lynn Street, alley to the east, and adjoining single-family zoning districts

10.2.12 - Omit the required 7.5% interior landscape area in parking areas

- Would require us to demolish parts of existing parking lot
- Increasing tree canopy on park side to offset
- Putting additional landscaping in parking islands

Waivers



10.2.4 - Omit the required 35' LBA along property lines abutting parking areas and to allow two accessory structures to encroach upon the provided 35' LBA along the north property line

- Would require us to demolish parts of existing parking lot
- Proposed hop trellises provide screening and add to landscape design





Waivers

10.2.4 - Omit the required 8' screen along the North, West, and East property line

- Would require us to demolish parts of existing parking lot
- Substantial financial burden
- Limits integration into community
- Safety/Vandalism concerns

Waivers

10.2.4 - Omit the required 8' screen along the North, West, and East property line

Vandalism



Waivers

10.2.4 - Omit the required 8' screen along the North, West, and East property line

Lack of Sight Lines



Waivers



10.2.4 - Omit the required 8' screen along the North, West, and East property line

Proposed Solution

- Repair the existing 6' Chain link fence along the North, West, and East property line and install decorative fence along the South property line
- Cover the North & East portion of the chain link fence with a mesh screening to limit light transfer
- Increase tree canopy along the North and West portion of the chain link to provide a visually pleasing buffer



Development & Site Plan



Renderings



Renderings

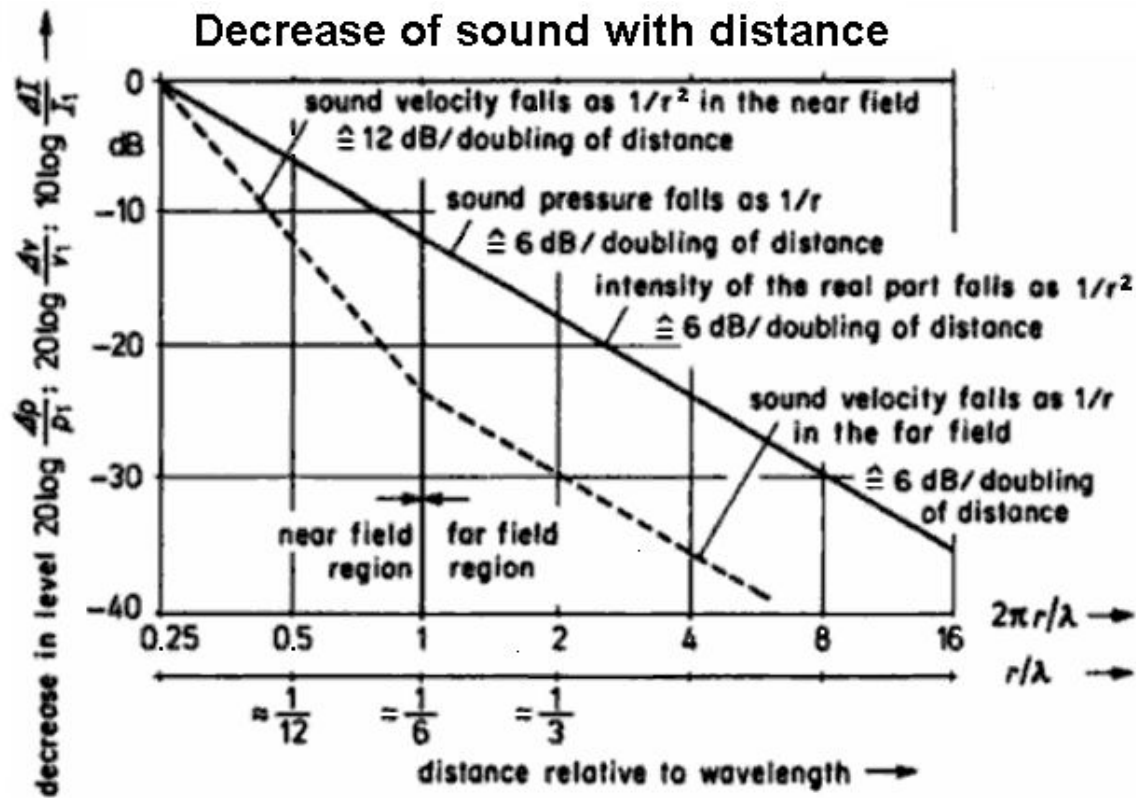
Parking Lot Screening



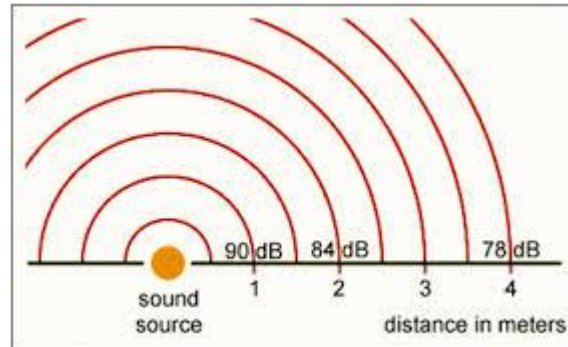
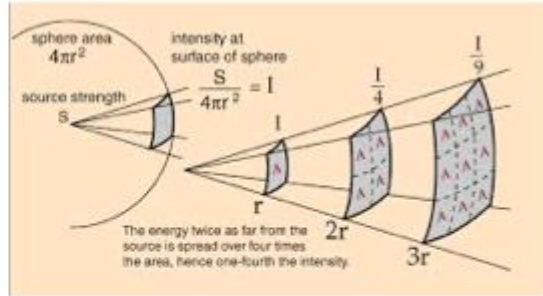
Park Screening



Decrease of sound with distance



Distance		Level c/w 10 metres
From source	c/w 10 m	
5	½	+6
10	1	0
20	2	-6
30	3	-10
40	4	-12
50	5	-14
60	6	-16
70	7	
80	8	-18
90	9	
100	10	-20



Acoustic Attenuation



Questions