



SABAK, WILSON & LINGO, INC.
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February 1, 2016

Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

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**RE: Modified CUP for
The Louisville Boat Club**

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Ms. Liu,

Attached please find an application and all associated materials for a Modified Conditional Use Permit for the Louisville Boat Club. The Louisville Boat Club has been operating at its current location since approximately 1911. It has undergone several modifications over the years, with the most recent one being in 2004 under docket # B-87-79 to add a paddle tennis area.

Recently it was announced that the Louisville Boat Club would be hosting the first Louisville International Open tennis tournament in August of 2016. This is expected to be an annual tournament that takes place in the weeks leading up to the US Open. A daily turnout of over 4,000 is expected for this year's event. As you can imagine, this tournament is a huge opportunity for Louisville to put their best foot forward on a national stage.

In order to accommodate the tournament, the Boat Club needs to make some improvements to their existing facilities. Permanent improvements include:

1. The expansion of the existing parking lot west of the indoor tennis facility.
2. 3 new competition tennis courts on the west side of the property.
3. 3 new tennis courts on the east side of the property. (Plus, two existing courts will be re-built.)
4. A new entrance and drop-off area along River Road.
5. New sidewalks throughout the complex connecting the new facilities.
6. A new floodable storage building.
7. Decorative Fencing along River Road with chain link surrounding the sides and rear of the tournament space. (Some chain link may be upgraded at the club's discretion.)

There will also be some improvements that are temporary. These items will be brought in or built for the tournament and then removed in full upon its conclusion, including the following:

1. A temporary stadium holding approximately 2,500 fans surrounding the main competition court. This stadium will include restrooms and suites and is completely modular.
2. Temporary stands holding approximately 735 & 460 fans along the two secondary competition courts.
3. Small temporary bleachers next to the practice courts.
4. Court lighting for all competition courts. (No lighting is planned for the practice courts.)
5. Vendor tents, food service vehicles and a temporary stage.

The tournament has an agreement with the Louisville Water Company to provide parking at the Water Tower property approximately 1.5 miles south west of the site on River Road. Busses will bring people from the parking area to the club where they will be dropped off at the new entrance. There will be limited parking available on-site for boat club members and VIPs.

As is often the case with athletic facility lighting in the city of Louisville, this site will require a waiver for light mounting height. In order to meet the requirements for TV broadcasts, and to maintain the appropriate level of lighting for the entire competition facility, some lights are mounted as high as 80'. Due to the proximity of the stadium to the western most property line, the lighting will also require a waiver for light spill at the property line. This waiver will only be required adjacent to the Islamic Center property and will not affect any residential uses. A waiver application will be submitted in the next week or two once lighting design has been solidified.

The tournament will run from August 19th to August 27th. Gates open no earlier than 9 AM and the latest matches begin at 7 PM. Typically, all activity is completed by 11 PM. It typically takes about a month to set up all of the temporary facilities prior to the tournament and it will take a few weeks to tear it all down after its conclusion.

Since this is a Modified CUP, no neighborhood meeting is required; however, the Louisville Boat Club wants to maintain a good relationship with their neighbors and plans to hold a neighborhood meeting in early March. Meeting minutes will be provided for the file upon completion.

We hope to begin site construction for this project in May in order to ensure that there is enough time to complete the improvements before the start of the tournament. Since there is a hard deadline for the completion of this project, we hope to be able to expedite the review of this project as much as possible. We would like to be scheduled for a BOZA hearing no later than April 4th. Please feel free to call me with any questions. I can be reached at kelli.jones@swlinc.com or 584-6271.

Thank you.



Kelli Jones, RLA/ASLA

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Neighborhood Meeting
Louisville Boat Club
March 3, 2016, 7:00 PM

The meeting was held in the Ball Room at the Louisville Boat Club. There were approximately 20 people in attendance. Andrew Tkach, General Manager and COO at The Club opened the meeting by welcoming everyone and introducing the people associated with the Louisville International Open.

Then Whitney Thompson, the Director of the tournament, gave a brief overview of the tournament including the players that had already committed as well as the schedule. She stated that the tournament would take place from August 20 to the 27th. She mentioned that they would have another announcement of players on Tuesday. She also talked about special themes for each day including Kids Day, Women's Day, and Armed Forces Day. She said each day would partner with a local charity. She also discussed the history of professional tennis in Louisville since several tournaments have been hosted at various locations over the years.

Then Dan Laufer, the Director of Operations for the tournament, presented the plan. He noted that many of the improvements would be temporary, including the stadiums. He presented a projected schedule for construction that started around May 1 and noted that teardown after the tournament should take less than 2 weeks. He stated that they will need volunteers for various jobs including drivers, ball kids, and bag checks. He noted that they have had good discussions with LMPD and that they would be present on-site and along River Road during the tournament. They will also have check points along River Road to attempt to divert traffic to other roadways. He said residents would be able to show their driver's license or a special pass from the tournament for access to River Road. He stated that parking for the tournament will be located at the Water Tower and there will be a series of busses transporting fans from there to The Club. He also mentioned that there will be a valet service for club members that still want to use the pool or clay courts which will be available for members during the tournament.

The floor was then opened up for questions. Some of the topics of discussion included:

- How will you prevent parking in adjacent neighborhoods?
A non-emergency number for LMPD was provided for residents to call and get cars towed.
- Will there be fencing to protect adjacent properties?
There will be temporary fencing up during the tournament.
- Can you come and go from the tournament?
As long as you have the appropriate ticket you may re-enter.
- How late will the matches go?
The evening matches start at 7 PM. There will be one doubles match and one singles match. Since matches aren't timed, the end time can vary. It will depend on pace of play and other

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unforeseen factors such as weather. The average match takes approximately 90 minutes...maybe less for a doubles match.

- Will there be lighting?

Yes. There will be temporary lighting on the 3 competition courts. There is no lighting on the practice courts. Once the tournament is complete, the lighting will be removed.

- Will there be music or PA systems?

- Yes. There will be music between matches and there will be PA announcements. This will all take place on the west side of the property. It is possible that we can restrict music in the last match of the evening sessions, but PA announcements will still be necessary.

- Where will the players stay?

The Galt House is the official hotel for the Tournament.

The meeting concluded around 8:30.

NOTE: This neighborhood meeting was not required by the Land Development Code, but the applicant elected to hold the meeting to keep neighbors informed of the events to be held at The Club. We are providing these meeting minutes for the file for informational purposes only.

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