

Williams, Julia

From: margaret.adams@louisville.edu
Sent: Tuesday, February 10, 2015 6:19 PM
To: Williams, Julia
Cc: leo@leoweekly.com
Subject: Willow Grande proposal

Ms. Williams,

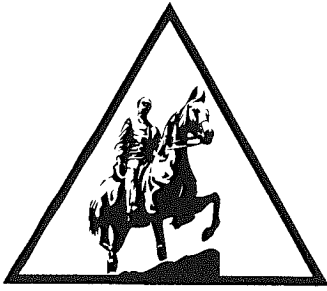
My name is Margaret Adams and I live on Edgeland Avenue in the historic Cherokee Triangle. I am contacting you because I am concerned about the proposed Willow Grande condominium planned for 1418-1426 Willow Avenue. Specifically it is the proposed footprint of the project that concerns me. At the meeting held at the Douglas community center the developers stated their intent for the building to come nearly out to the sidewalk leaving only a six foot perimeter surrounding the building. Such a footprint would be an encroachment upon the public easement unparalleled by anything else in the Cherokee Triangle and far out of keeping with the neighborhoods established aesthetic.

In fact such a wide footprint (and distinct lack of green space) would conflict with the developers stated intent to model the building off of the 1400, Willow Terrace and the Dartmouth. All three of those buildings, although representative of the only exceptions of proportion in the neighborhood, have generously wide and beautifully manicured lawns surrounding them.

I would encourage you to visit our neighborhood and get a feel for its aesthetic.

I will be present at the February 25th meeting and will look forward to the council's making an informed decision on this proposal.

Sincerely,
M. Adams



The Cherokee Triangle Association

P.O. Box 4306 Louisville, Kentucky 40204 502-459-0256

www.cherokeetriangle.org

June 14, 2013

Planning Commission
444 South 5th St., Suite 300
Louisville, KY 40202

Attn: Donnie Blake, Tawana Hughes, Lloyd White, David Tomes, David Proffitt,
Clifford Turner, Vince Jarboe, Vanessa Burns, Robert Kirchdorfer

Dear Members of the Planning Commission,

The Cherokee Triangle Board of Trustees would like to thank you for the way in which you handled the Willow Grande requests for changes in zoning, waivers and variances.

We think you listened to the neighborhood and all parties both for and against the changes. We appreciate the change in venue and time for the hearing, which permitted more community members to attend and participate in the hearing process. We think you fairly and patiently listened to all points of view. And importantly we think you as a group came to the right conclusion for this specific neighborhood and for the city as a whole. As a neighborhood association it was encouraging to hear your support for our neighborhood plan, as well as the concept of the neighborhood plan. And so we thank you.

Regards,

Peggie Elgin,
President of the Board of Trustees
Cherokee Triangle Association

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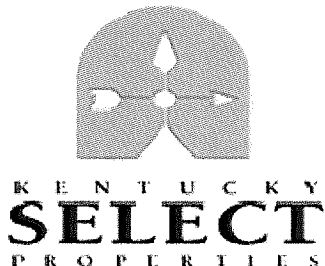
Williams, Julia

From: Tammy Moore <tammymoore@gmail.com>
Sent: Friday, April 26, 2013 10:48 AM
To: Williams, Julia
Subject: Opposition to Willow Grande
Attachments: image001.png

Hello Julie. I am a resident at 2130 Baringer ave. and my husband and I oppose the Willow Grande project. We attended the meeting last night, but with two small children could not remain. I wanted to voice my concern about the scale of the project and ask that it be documented. Do you need anything else from us – please let me know. Thank you!

Tammy Moore

Kentucky Select Properties
502.314.0044 cell
502.271.5132 voice mail
502.271.5001 fax
www.kyselectproperties.com



Williams, Julia

From: Ann Bickel <annbickel@att.net>
Sent: Friday, April 26, 2013 2:38 PM
To: Williams, Julia
Subject: Willow Grande. Opposed

Previously, I wrote a short letter saying I was opposed. I would like to replace it with this longer letter because some board members said they might actually read some of the letters????

Dear Planning Commission,

We have owned our house since 1975. We have painstakingly and lovingly restored ourselves each of its 12 rooms. We have stayed true to its 1900 original condition. Keeping the walls plaster, the woodwork unpainted, and the cornice original design.

We carefully researched every detail of the time period for rugs, drapes, furniture, wallpaper etc. We have done it all on teacher's salary. By putting our vacation money into our home.

Please do not allow a modern 17 story building to be put into my Historic area.
Just because a developer wants to make more money.

Please!

Retired Manual Teacher

Mrs. Ann Bickel
2212 Dearing Ct
40204

Sent from my iPhone

Williams, Julia

From: Corky <shiarella@earthlink.net>
Sent: Tuesday, April 30, 2013 10:59 AM
To: Williams, Julia
Cc: Owen, Tom; mdobbins@tilfordlaw.com; lynne seiller
Subject: Proposed tower at corner of Barringer and Willow Aves.

Dear Ms. Williams:

I would like this letter to be added to the record of the hearings on this project.

I am very much concerned about the possibility of building such a large building on such a small lot in such an already congested area. This, after all, is not Mid-Town Manhattan; it is the Cherokee Triangle.

The size of the lot will not allow workers' trucks and heavy construction equipment to be parked on it, and Barringer and Willow already have a major parking problem. My garage has only one exit, onto Barringer, and if trucks are allowed to park on Barringer we will not be able to see around them to exit safely. This is just one of many safety concerns I have about this project.

None of the existing trees can be saved due to the small lot and large building to be built.

The blasting that will be required to expand the existing garage to hold 50 cars (50 cars???) will definitely shake all surrounding structures and may very well damage our gas, water and sewer lines. The results of damaging gas lines have been shown to us a couple of times this past year and it's pretty scary. There is also the matter of construction crane safety. Who is in charge of safety matters like this? Will anyone be monitoring this project who represents the neighbors? Can the City be held responsible for damage of this sort? Or the backers of the project? Since one recent project of this developer has been partially condemned our concerns can be easily understood. And there has been no attempt at all by the developers to reassure the neighbors IN WRITING as to efforts to handle these concerns--verbal attempts, certainly-- but none that are enforceable.

As was pointed out at the last meeting, there are a lot of upscale condos on the market. It is not as though there is a shortage of expensive housing in Louisville. This is a matter of stuffing a huge building onto a small lot in an existing neighborhood. The number of waivers requested should have been a red flag to the Committee.

Development for the sake of development is not in the best interest of anyone except developers.

Corky Sachs
1416 Willow Ave.
40204

Williams, Julia

From: Greg Singlust <singlust@insightbb.com>
Sent: Thursday, April 25, 2013 4:30 PM
To: Williams, Julia
Cc: Peggy Elgin
Subject: Oppose the Willow Grande Zoning Change

Dear Julia Williams,

I was a former transportation planner and a planner specializing in the GIS, for 20 years with the Louisville Public Works, I was a contributor of record to The Neighborhood Plan in 1989. I also lived in the Cherokee Triangle for nearly 20 yrs., from the early 1970's - the early 1990's. I lived in two different locations on Cherokee Rd., Cherokee Pky, and two locations on Glenmary Ave.

I'm adamantly opposed to the construction of the proposed "Willow Grande" or any other high-rise that would dramatically change or alter the neighborhood character of the Cherokee Triangle Historic District.

Respectfully,

Greg Singlust
2405 Valletta Rd
Seneca Gardens, KY 40205

Williams, Julia

From: agunnison@aol.com
Sent: Tuesday, April 16, 2013 9:36 PM
To: Williams, Julia
Subject: Willow Grande comments

Please note in the record that I am very opposed to developers coming in to ride rough shod over the Cherokee Triangle Neighborhood Plan. What is the purpose of spending all that time and tax dollars to create a plan that can easily be swept aside? Cherokee Triangle is a special place in our community and it doesn't deserve to be downgraded by another high rise. Please consider the many neighbors who already live there which, I imagine, out number the potential residents of the proposed building.

Alice Gunnison,
Louisville resident.

Submitted @ PA
on 4/25/13

Comments for the record of Gary A. Barch, 21 year resident of Cherokee Triangle and 19 year homeowner of 2128 Edgeland Avenue, Louisville, KY 40204 – April 25, 2013.

- Proposed up zoning to R8A is inconsistent with 1989 Cherokee Triangle Association Neighborhood Plan which set a premium on maintaining architectural integrity and restoring majority of the living units to single family occupancy. Even if the site were approved and not built, it would threaten the Cherokee Triangle neighborhood. 1989 Plan grandfathered in 28 preexisting, nonconforming sites whose zoning could likewise be challenged if the up zoning were approved, jeopardizing the very character of the neighborhood. This is a plan that has been a model for other neighborhoods in Louisville and has served marvelously well. This case represents the first time in 24 years that the zoning structure has been seriously challenged.
- Proposed zoning plan is inconsistent with and fails to meet standards required for changing zoning in Cornerstone 2020. John Fendick, Trustee of the Cherokee Triangle Association has ably addressed why the standards required for change are lacking in every particular.
- Once the up zoning were to be approved, it would take a specific case be brought to attempt to change the zoning again. Rezoning is a time consuming and costly procedure, with consequences for many people. A decision error in this case could be fatal to the Cherokee Triangle neighborhood.
- Current R7 zoning allows for 38,000 square feet of residential space, R8a would essentially quadruple that square footage. The proposed building has planned 114,000 square feet. Currently, the applicant is planning on 21 units, I believe. However, if approved, there would be no limit to the number of units that could be built by this applicant, or any other to whom he might sell the property, so long as the owner complied with the available square footage R8A allows.
- Buildings like Midland Terrace, the Dartmouth and 1400 Willow preceded the adoption and approval by the city of Louisville of the 1989 CTA Neighborhood Plan. One of the purposes of the Plan was to preclude the addition of huge multi-dwelling living structures out of scope with the three to four story residences and buildings that essentially form the housing stock in the neighborhood. The Terrace and the Dartmouth were erected many decades ago. 1400 Willow has been here since before the 1989 Neighborhood Plan. That was a construction effort that was left unfinished for nearly ten years after one developer went bankrupt. Allowing that building to be completed was better than living with a hole in the ground. But it was experiences like that with 1400 Willow that led to the decision of CT residents to develop the 1989 Plan. These buildings prior existence and mere physical contiguousness are not a justification for adding another out of scale and unjustified 17 story building to their kind.

Comments for the record of Gary A. Barch continued, page two.

- The footprint for the hole in the ground to house the underground garage, according to the applicants own drawings, involving nearly the entirety of the property, suggests inadequate space available to place the dirt removed prior to construction, for storage of building materials and construction equipment. That raises serious questions of whether the lot limitations will lead to illegal using or blocking of either Barringer Avenue or Willow Avenue throughout construction. At a minimum, traffic will be clearly disrupted for the entirety of the construction time, said by the applicant to be two years. This will be especially egregious on Willow Avenue which is a busy thoroughfare for people coming to and from Grinstead Avenue and Cherokee Parkway, Eastern Parkway and Bardstown Road. Construction crews and applicants personnel will also consume valuable parking spaces normally available to existing residents of the neighborhood.
- Having lived for more than a decade in Houston, Texas, a city renowned for its lack of zoning with all its attendant evils, my two decades in Louisville have singularly impressed me with the consistency of architecture and look to homes in many of its older residential neighborhoods. One of Louisville's greatest charms is its multiplicity of such neighborhoods each with unique characteristics, architectural styles and appearances, but sharing a sense of community charm and pride. Also noteworthy is this community's commitment to preservation, which has taken place in a variety of neighborhoods as well as downtown .
- The very size and scale of the proposed building is so at odds with the vast majority of the residential structures in Cherokee Triangle. The request for 7 variances and 6 waivers, an unheard of number, mostly seeks relief from provisions that guarantee a proper sense of scale and proportion. Proportion is nowhere to be found in this application. Approval would be decidedly unfair to the surrounding homeowners adjacent or contiguous to the property.
- In summary, the applicant's plan conflicts with the existing guidelines for proper land use in the Cherokee Triangle, whether using the 1989 Neighborhood Plan and/or Cornerstone 2020. It fails to meet the various conditions required by Cornerstone 2020 that would make its approval justified. The approved plan would threaten the possibility of rezoning efforts at 28 nonconforming sites within Cherokee Triangle grandfathered under the 1989 plan, potentially having damaging impacts on the nature and character of this living community, as well as possible negative trajectories in housing values.

Williams, Julia

From: Deb Aubespín <deb.aubespín@gmail.com>
Sent: Wednesday, April 24, 2013 10:41 PM
To: Williams, Julia
Subject: Willow Grande

My name is Deb Aubespín. My residence is 1058 Cherokee Road. My husband and I own a second property, a condo, at 2023 Eastern Parkway. As homeowners in the Triangle, we are very concerned about the possibility of Jefferson Development Group building on Willow.

The developer's plan is not in keeping with the historic character of the Cherokee Triangle. My husband, my neighbors and I strongly urge you to deny Jefferson Development Group an opportunity to obtain a zoning variance and develop a property that is in direct opposition to the goals of The Cherokee Triangle Historic Preservation District.

Thank you,

Deb and Mervin Aubespín

Williams, Julia

From: Jeff Been <jeffbeen@bellsouth.net>
Sent: Thursday, April 25, 2013 9:06 AM
To: Williams, Julia
Subject: Opposed to the Willow Grande

Dear Ms. Williams:

I am a resident of the Cherokee Triangle and opposed to the Willow Grande building as proposed. This is for three reasons. I ask that you convey this message to the zoning board so that it becomes part of the record.

1. Cherokee Triangle and other neighborhoods were told to develop neighborhood plans. Our neighborhood did that carefully and had it adopted. If our carefully thought out plan is ignored, why do we have neighborhood plans anywhere in Louisville Metro? All property owners (including the Bordeaux owner) should live within the adopted plan.
2. The buyer of this property knew what the zoning and limitations were when he purchased it. Why should he be able to force zoning changes (and several variances) upon the neighborhood and Louisville Metro when he got what he paid for? He got the benefit of the bargain when he made his purchase. All property buyers must live with restrictions on the property they purchase; the owner of this property should as well.
3. Finally, I stand in support of my neighbors who live very close to this property. These are families who purchased 2-story homes on Baringer Avenue and Willow Avenue. They fixed up those homes according to the Landmark requirements of our neighborhood. They chose to live with these restrictions and to preserve a neighborhood that is consistent with their homes—two stories. Why should a person who has invested their money and time in a nice two story home be forced to live in the shadow of a 17-story tower next to them? These neighbors should be protected in the purchase of their properties and not damaged by a zoning change and hulking structure that is wholly inconsistent with the neighborhood around them.

Sincerely,

Jeff Been

Williams, Julia

From: Lee Best <l.purcellbest@gmail.com>
Sent: Wednesday, April 24, 2013 10:40 PM
To: Williams, Julia
Subject: Willow Grande

I, firmly believe that all the exceptions to zoning will set a terrible precedent and the scale of the building is not compatible with the neighborhood or surrounding residences.

Lee Best

Sent from my iPad

Williams, Julia

From: Harry W Bickel Jr <harrybickel@att.net>
Sent: Wednesday, April 24, 2013 10:54 AM
To: Williams, Julia
Subject: Willow Grande

To the Planning Commission:

In 1975 I purchased a house in the Cherokee Triangle because I loved the neighborhood and the architecture and because my family had lived in this area throughout most of its history. The house is on a small, dead-end street with about a dozen other houses and one small apartment building. In 1975, most of the houses on the block were duplexed and occupied by renters. Today, all but one of the houses has gone back to a single-family dwelling. In 1975, the Baxter Avenue/Bardstown Road corridor was a mixture of run-down buildings, massage parlors, fast-food restaurants and urban ugliness. Today, it is one of the most vibrant areas in the city. In 1975, my property was worth \$35,000. Today it is valued at over \$500,000.

This is what is called progress. It is real progress, not the kind that is measured by numbers or size but the kind that is measured by quality. Bigger is not always better. The Willow Grande is a perfect example of that. There is absolutely no valid reason to tear down a nice, small apartment building that fits into the neighborhood and replace it with a 17-story monstrosity that towers over existing homes and adds to the area's congestion. Yes, a few wealthy individuals will get richer from this project but the neighborhood itself and its residents will suffer greatly. Their property will lose value and the quality of their lives will be diminished. Their once charming homes will no longer be so charming. More importantly, the neighborhood itself will lose control of its identity and its future. That may not seem important to the members of the commission but it is what the residents of Louisville, and particularly the Cherokee Triangle want, control of their own neighborhoods. Louisville is a "city of neighborhoods." Let it remain that way.

Before voting, I would like each member of the committee to picture his/her own house and neighborhood. Now, picture that same house and neighborhood with a 17-story building directly across the street from your house. More importantly, think how it would feel to you and your family. Would you call that progress? Would that improve your neighborhood? Would your life be positively impacted or would you begin looking for another house in a different neighborhood? Most important, would you approve that project? If the answer is "no", then your answer to the Willow Grande should be **"NO"** too.

Sincerely,
Dr. Harry W. Bickel, Jr.
2212 Dearing Court

Williams, Julia

From: Ann Bickel <annbickel@att.net>
Sent: Thursday, April 25, 2013 4:06 PM
To: Williams, Julia
Subject: Oppose Willow Grande

I oppose the Zoning change for the Willow Grande apartments in The Cherokee Triangle.

I will attend the meeting.

I will try to speak at the meeting.

Ann Bickel
2212 Dearing Ct
40204

Sent from my iPhone

Williams, Julia

From: Edith Bingham <edithsbingham@gmail.com>
Sent: Wednesday, April 24, 2013 12:40 PM
To: Williams, Julia
Subject: Size Matters X Willow Grande

While not a resident of Cherokee Triangle, I have visited the location proposed for the Willow Grande. I strongly oppose the highrise scale of the project. Both in height and density it would bend the regulations and seriously detract from the general scale of that neighborhood. Please insist on redesign or reject the project entirely. In this desirable location a lower building with more modest size units could still be profitable to the developers and a better neighbor for the abutting properties, traffic congestion etc.

Edith S. Bingham
4310 Glenview Avenue
893-3165
Member IARC

--

Edith S. Bingham
P.O. Box 64
Glenview, KY 40025

Williams, Julia

From: Carol Toner <ctoner@bellsouth.net>
Sent: Tuesday, April 23, 2013 7:16 PM
To: Williams, Julia
Subject: Willow Grande

Dear Planning Commission,

I am writing to express my **strong opposition** to the current plans for the Willow Grande project on Willow Ave. in the Cherokee Triangle.

Our family has lived at 949 Cherokee Road for 30 years. We are drawn to this neighborhood because of its historic character. We have great respect for the regulations that govern our neighborhood. They have helped maintain the integrity of the area and have created the kind of neighborhood that attracts city residents as well as visitors to our city.

Approving the kinds of changes requested by the developer, however, threatens the continuation of that very integrity that attracts so many people. It seems ironic, and more than a little unfair, that the City seems poised to grant sweeping variances with detrimental future consequences when the status quo for long-time homeowners is, by contrast, written in stone.

Consider, as examples, our own situation in two distinct instances. First, while we love our "wavy" glass, our windows are not in the least way efficient. We cannot opt for replacement windows that would cut the energy bills in our large, high-ceilinged home. Can we, struggling, homeowners be granted variances to improve our chances of continuing to afford to live in our beloved home?

Secondly, our next door neighbor has not, for 25 years, completed a second floor deck with the fish scale needed to cover the now rotting plywood surround. This was Ordered by the Landmark's Commission in the mid-eighties, yet ignored. He has junk vehicles in the back of the residence that he says are vintage, but they are rusting, never moved, and are an eye-sore. We have complained to City Call, but the deterioration continues, unabated. Can the City not take care of existing and long-term issues before granting variances that will be out of character with the neighborhood and increase traffic in the area?

These examples, while personal and not directly related to granting of new variances, serve to highlight the frustrations of living in an historic neighborhood. Granting acceptance to the current plan doesn't make sense and is in direct opposition to the well written neighborhood plan which was written to address many issues, including density. Granting the variances gives the appearance of dismissing the problems of current homeowners, while acceding to the desires of a developer. Mr. Cogan is a fine developer, with many beautiful projects. However, this project, as currently planned is not in keeping with the Cherokee Triangle.

Respectfully submitted,
Carol Toner
949 Cherokee Road

Williams, Julia

From: Judith Erler <judith.erler@att.net>
Sent: Thursday, April 25, 2013 10:47 AM
To: Williams, Julia
Subject: Willow Grande Zoning Change

I strongly oppose the proposed Willow Grande zoning change. I fear it would drastically change the character of our lovely neighborhood if passed. Thank you for your attention to this matter.

Judy Erler Sent from my iPad

Williams, Julia

From: Jenny Fendig <fendigsky@bellsouth.net>
Sent: Tuesday, April 23, 2013 9:57 PM
To: Williams, Julia
Subject: Planning Comm. Case No. 17822 - Willow Grande Hearing - Opposition Speaker

Dear Ms. Williams-

This is to note my request that the Planning Commission deny the proposed rezoning, variance and waiver applications in the above-referenced case. I plan to attend the April 25th hearing on the matter. I plan to speak in opposition to the proposed development, in conjunction with the Cherokee Triangle Association speakers. Thank you.

-John P. Fendig

1274 Bassett Ave., Lou. KY 40204

(Trustee Cherokee Triangle Assn)

Williams, Julia

From: Sue Foster <suefoster13@gmail.com>
Sent: Thursday, April 25, 2013 6:57 AM
To: Williams, Julia
Subject: opposing Willow Grande zoning change

Dear Ms. Williams,

The developers of the Willow Grande have requested a zoning change in order to build a high rise building in my neighborhood, the Cherokee Triangle. Replacing The Bordeaux Apartments, which is an old building that is "long in the tooth" would be fine if the new building actually matched and respected the character of the neighborhood. But building a high rise certainly would certainly not do either -- in fact, it would do the exact opposite.

We all moved into this neighborhood because of its wonderful character, which very much includes its architecture. It would be very unfair for our city's government to allow developers to come in and chip away at the character of our beloved neighborhood building by building, zoning exception by zoning exception.

Please don't allow that to happen. Please support a plan that would allow a new structure to be built while respecting those of us who live in the Triangle and cherish its current character -- which can ONLY be done by keeping the zoning as R-7.

Sincerely,
Sue Foster

Williams, Julia

From: Gibson, Jim <jgibson@wwnorton.com>
Sent: Thursday, April 25, 2013 1:30 PM
To: Williams, Julia
Subject: Willow Grande Zoning Change

Dear Planning Commission,

I am writing to you to oppose any planned zoning changes for the proposed construction of the Willow Grande project.

The current neighborhood plan has been in place for many years and has been working successfully. I would argue that it is because of this very plan that our neighborhood is now a most desirable place to live. Having grown up in Louisville, I remember very well what the Cherokee Triangle neighborhood was like before this plan was adopted. Property values have increased dramatically under this plan and our neighborhood has flourished.

Changing the zoning will set a terrible precedent for our neighborhood. There are more than twenty other similar apartment buildings in the Cherokee Triangle and my fear is that our neighborhood could become one of numerous high rise apartment buildings.

As a resident of the Cherokee Triangle, I am committed to preserving the beautiful and unique architecture of this neighborhood. However, I am not opposed to development or new construction, as long as it fits within the guidelines of our plan. I would very much like to see the Bordeaux replaced with a more attractive structure. However, I do not want to see the zoning changed in order for this to be accomplished. A smaller building, more in scale with the neighborhood, would be welcome.

Jefferson Development was fully aware of the rules and regulations of building in this neighborhood before they bought this piece of property. Residents are happy with this plan and the opinion of residents should matter more than an outside development company. A young man working for Jefferson Development knocked on my door and asked me to sign a petition supporting the new construction of Willow Grande. I declined. He showed me a picture of the Bordeaux Apartments and asked if I would like to see this "eyesore" replaced by a beautiful, luxury condominium building. I think it should be noted the Bordeaux has become much more shabby and run down since being owned by the Jefferson Development company. They are responsible for the current condition of the building.

Best Regards,

Jim Gibson
1476 Cherokee Road
Louisville, KY 40204
502-458-3288

Williams, Julia

From: Gerry Toner <tonerg@obtlaw.com>
Sent: Tuesday, April 23, 2013 6:55 PM
To: Williams, Julia
Cc: p.elgin@insightbb.com
Subject: Willow Grande

Dear Ms. Williams:

Unfortunately I will be unable to attend the April 25 hearing regarding the above. I will be in Pittsburg, Pa. on business. I would, however, like to express my opposition to any zoning changes or variances which would permit the construction of the proposed Willow Grande as I understand it. I speak from the perspective of a resident of the Cherokee Triangle for over 35 years and as Chairman and primary proponent of the 1989 Cherokee Triangle Neighborhood Plan.

I should state at the outset that I have often admired Mr. Cogan's development plans in the Triangle and, frankly, was among those who would have favored replacement of the eyesore once known as the Aquarius Apartments in the ten hundred block of Cherokee Road with some configuration of Mr. Cogan's planned development. I am also pleasantly surprised with the restoration/reconfiguration of the Aquarius into what appears to be a very attractive "rebirth" of that once odious structure. I note this, in passing, to underscore the complexities involved in addressing issues which relate to re-development of properties which should never have been permitted in the first place. Ms. Elgin has discussed this issue eloquently in her excellent editorial piece in the *Courier*.

In this instance, as the neighborhood has so aptly coined the controversy, SIZE MATTERS. The development, as I understand it, would add a seventeen story tower to a cluster of two or three story single family homes and apartment houses, already "over-powered" by 1400 Willow. Granted, Davis and Whittenberg should be lionized for their salvation of what promised to be an unresolvable eyesore many years ago, but they essentially transformed a hole in the ground into an acceptable, if initially undersirable, solution. There is no justification for repeating the initial errors that permitted 1400 Willow in the first place...and NOW, not later, is the time to prevent history from repeating itself.

The increased traffic congestion and the architectural disparity that another tower would produce is simply not a fair or wise exchange for the replacement of one of the many sorry monuments to our past insensitivity to preservation. And Ms. Elgin is also correct that since there are other sorry monuments to our past short-sightedness scattered around the Triangle, variances granted to the Willow Grande developers would undoubtedly serve as unwanted precedents for future developments. There may, indeed, be a way to slowly but surely eradicate or - as in the case of the Aquarius - transform these eyesores. Adding disproportionate height and undesirable density and traffic is NOT the solution. I join my many neighbors in urging the City to preclude unwanted size and to work, if possible, in concert with the developer to find an acceptable solution.

Sincerely submitted, Gerald R. Toner, Chair, The 1989 Cherokee Triangle Neighborhood Plan, 949 Cherokee Road

Williams, Julia

From: Laura E. Hendricks <cishendricks@gmail.com>
Sent: Wednesday, April 24, 2013 2:19 PM
To: Williams, Julia
Subject: Cherokee Triangle

I'd like to add my voice to those who support staying true to the Triangle, please.

Thank you!

Laura E. Hendricks

Williams, Julia

From: Hosea, Emily <Emily_Hosea@B-F.com>
Sent: Thursday, April 25, 2013 7:22 AM
To: Williams, Julia
Subject: Willow Grande

Julia,

As a resident of Cherokee Triangle as well as living on Willow Ave. I oppose the zoning change for the Willow Grande.

Regards,
Emily Hosea

Williams, Julia

From: John Elgin <johnelgin@insightbb.com>
Sent: Tuesday, April 23, 2013 9:08 PM
To: Williams, Julia; Peggie Elgin
Subject: Why Willow Grande?

Julia,

The basic question that come to mind is Why Willow Grande? What purpose does it serve to the neighborhood, the community, or the city?

Clearly it is too large for the neighborhood and obviously does not meet the requirements for the zoning to build. It will not add to the value of a neighborhood based primarily on single family and lower density housing with more limited height restrictions. To the community at large, it presents a threat that other development is even less well protected areas will be feasible. While to the city it will add a larger assessed valuation to the property roles, but based upon a tax roll of over \$55 billion dollars, it isn't very significant and the potential decrease in property values from external obsolescence of other surrounding properties may offset any increase.

The only value that I see is to the developer if he can sell the finished project and make a profit. Frankly, based upon the track record of projects of this developer throughout the city, it seems unlikely that he will be able to do so, in my opinion. I am strongly opposed to giving up my neighborhood protections inherent in the 2020 plan and zoning restrictions. I oppose the change in zoning and waiver of any restriction whatsoever.

John W. Elgin
PO Box 4247
Louisville, KY 40204

Williams, Julia

From: Pete Kirven <petekirven@gmail.com>
Sent: Tuesday, April 23, 2013 4:40 PM
To: Williams, Julia
Cc: Peggie Elgin
Subject: Willow Grande zoning change for the Bordeaux on Willow Ave 40204

Hi Julia,

My wife, Diane, and I purchased our home on Willow Avenue 27 years ago. We were childless newlyweds then. Now our youngest of four is off to college. It has been a great neighborhood. It has also been a great investment.

We converted our home from a duplex to a single family home with the arrival of our second child. All along the way with our home improvements, we have subscribed to the requirements of the Cherokee Triangle Landmark District. At a significantly higher cost than conventional materials, we have had wooden replacement windows custom made, new wooden bases and capitols made for our columns, custom metal "fishscale" shingles handmade to repair our iconic shell over our front porch, custom-tooled siding to match deteriorated original siding, etc. But, we understand the reason for and the value of the requirements that make this necessary. We gladly embrace them, even when money has been tight (did I mention raising four children?).

The developer who seeks, according to the Cherokee Triangle Association "six waivers and seven variances," appears not understand the value of the criteria that protect our neighborhood. Such a developer should perhaps develop elsewhere.

If the developer is willing to revise his plans to conform to the well-established zoning and building requirements, and invest at the higher level required to meet all of our criteria, we'd welcome his replacement of the Bordeaux.

Please do your best to require that everyone abide by the same rules. The rules are good and don't need changing.

Thanks,

Pete Kirven
1277 Willow Ave.
Louisville, KY 40204
(502) 214-7832

Williams, Julia

From: Kevin Klaphaak <klaphaak@gmail.com>
Sent: Tuesday, April 23, 2013 5:33 PM
To: Williams, Julia
Subject: Willow Grande condominium proposal

I am writing to express my opposition to the proposed Willow Grande condominium. The size of the structure is not appropriate for the neighborhood. I also oppose the changing of the zoning for the building site for the structure.

--

Kevin Klaphaak
2220 Highland Av
Louisville, KY 40204
502-939-4882

Williams, Julia

From: Pixie Klaphaak <pixiesteps@insightbb.com>
Sent: Tuesday, April 23, 2013 6:52 PM
To: Williams, Julia
Subject: Willow Grand Zoning Change

To the Louisville Planning Commission and The Metro Council,

I am writing with great concern over the possibility that the Cherokee Triangle and the greater community, might have to live with yet another 'not natural tower condo.'

One of the many reasons we residents and visitors LOVE the Triangle is the 'Truth and the Life' one sees in the homes. It is natural to have a 3 story historical home here

and many would accept a remodeled 4 story. But living in the clouds in a 17 story building is not natural in the Triangle. If one wishes to live in the Triangle, then understand

the commitment that comes with that home and property. We live respectfully on our neighborhood and care about its history today and for generations to come.

The Triangle is not the place for 5 or a 17 story condoplexia this year or any year in the future.

Please do not open the doors to developers who do not want to invest in our community. The investment is purely \$\$\$\$\$\$\$\$\$\$ driven. Our greater community of Louisville

has so many areas that need the developers to truly help build a better Louisville and not just their accounts. I look forward to meeting all of you,

Respectfully, Pixie P. Klaphaak

Williams, Julia

From: Ruth Lerner <lernerlawoffice@att.net>
Sent: Thursday, April 25, 2013 7:13 AM
To: Williams, Julia
Subject: Willow Grande

I am a long-term resident of the Cherokee Triangle and I am opposed to the zoning changes and variances as proposed for the project "Willow Grande". We have a neighborhood plan that has been guiding the Triangle for many years. Such careful, long-term thinking has paid off and we now have a vibrant, active community that is a model for many other neighborhoods. To ignore that plan and build something totally outside existing building parameters is to begin again the decline that was reversed so many years ago.

I am not anti-development but I am anti-"build whatever you want". If this developer wants to build someplace where variances/zoning issues are easily disposed of let him build in the Shelbyville/Hurstbourne corridor. If he wants to build here then let him honor our neighborhood plan and stay within our parameters so we can continue to be a great place to live.

Ruth Lerner

Williams, Julia

From: Sue Lund <suelund28@gmail.com>
Sent: Wednesday, April 24, 2013 10:50 PM
To: Williams, Julia
Subject: OPPOSITION to Willow Grande Zoning change

Dear Ms. Williams,

I am a resident of the Cherokee Triangle, and I'm writing to express my very strong opposition to the zoning change (from R-7 to R-8) that is being requested by the Jefferson Development Group and its principal Kevin Cogan. Their desire to build a 17-story high rise called the Willow Grande, on the current site of The Bordeaux Apartments, illustrates a complete lack of respect or understanding of the architectural integrity and character of our neighborhood.

The building of any additional high rise buildings in the Triangle will damage what has long been a protected architectural scheme in the neighborhood that we all cherish. And if even one site is given a zoning change, which would most definitely be one too many, where will it end? While building a new structure on the site of The Bordeaux Apartments might make sense, allowing it to be a high rise as requested would not.

Please respect the wishes of those of us who live in and love the Triangle, instead of those who want to come in and change its character. Please support the zoning protections that are currently in place.

Thank you,
Sue Lund

Williams, Julia

From: Jerry Lyndrup <jlyndrup@bellsouth.net>
Sent: Thursday, April 25, 2013 10:33 AM
To: Williams, Julia
Cc: Peggie Elgin; Lynne Lyndrup
Subject: Willow Grande petition for zoning change

Your zoning department in 1989 worked closely with our Cherokee Triangle Association to help preserve the integrity of this unique Louisville neighborhood. A very detailed zoning map was developed to recognize large condo buildings already in place and to disallow any further encroachment by oversized structures like the proposed Willow Grande.

Please stay true to the principles of your department and to the Cherokee Triangle neighborhood plan. Do not allow the changes to our zoning for this way oversized structure. There is no reasonable justification for destroying an agreement that has been incredibly successful in preserving and greatly enhancing our neighborhood.

Jerry and Lynne Lyndrup
1272 Bassett Avenue 40204

Williams, Julia

From: James Millar <jamesmillar@quonsethut.net>
Sent: Thursday, April 25, 2013 4:14 PM
To: Williams, Julia
Subject: Willow Grande

The Cherokee Triangle Neighborhood Plan is a proven success. History shows how downzoning led to a more stable, family-friendly, and vital community. To flaunt the neighborhood plan and set the precedent for upzoning in the Triangle, would put the future health and character of our community at risk. The designation of our neighborhood with historic landmark status is significant--it shows that the architecture of reference is the victorian home, not the highrise. The size of the Willow Grande is out of place. If granted, the waivers and variances and zoning changes it requires will prompt more owners and developers to request the same, if only to increase the value of their holdings on paper. A future Triangle dotted with big buildings would not only look much different, the cohesion of the community would be altered. Please do not approve the Willow Grande as proposed. The Bordeaux Apartments should be redeveloped, but done under the guidelines of the neighborhood plan and sized in respect to our historic collection of homes. That is fair to all.--James Millar, 2407 Longest Ave.

Williams, Julia

From: Chimealert@aol.com
Sent: Tuesday, April 23, 2013 4:59 PM
To: Williams, Julia
Subject: Willow Grande

I am writing in opposition to the proposed zoning change that the Willow Grande project is seeking.

I don't believe it is in the best interest for Cherokee Triangle residents - in that it could set a precedent for similar action to take place with other properties. The Triangle created a Master Plan 20 years ago and it has served its purpose well - with the current R-7 zoning.

Why should we have to compromise our neighborhood for the financial gain of the developer - he would make money at our expense,

Nick Morris
Cherokee Triangle resident

Williams, Julia

From: Curtis Morrison <curtster3@gmail.com>
Sent: Wednesday, April 24, 2013 1:44 PM
To: Williams, Julia
Subject: Willow Grande zoning change

Ms. Williams,

I oppose the proposed zoning change for the property located at 1418 Willow Avenue.

If we want to have a compassionate community, we should not replace affordable housing with luxury housing.

--

Curtis Morrison
Louisville Courier
PO Box 4373
Louisville, KY 40204-0373
502.403.9398

NEIGHBORHOOD PLANNING & PRESERVATION, INC.

4149 Dover Road LOUISVILLE, KY. 40213

EMAIL: NPPKentuckiana@gmail.com

502.767.9503

ATTN: Julie Williams, Case Manager
Planning & Zoning Committee, Louisville Metro

RE: Proposed Zoning Changes for Willow Pointe Project

From our rural environs to the urban core and its surrounding communities, Louisville's best feature is its wide array of established neighborhoods. Our zoning guidelines were developed to ensure the safety and ambience of these places we call home. Unhappily, developers are sometimes insensitive to the value of maintaining a "sense of place". It is precisely for this reason that laws and guidelines have been developed to mitigate where project agendas undermine our neighborhood plans and Cornerstone 2020. The Cherokee Triangle Association is asking that Willow Grande respect the neighborhood by complying with the guidelines that were established for the purpose of keeping development consistent with community scale and function.

NPP urges the Planning Commission to uphold the zoning guidelines and deny the variances and waivers being requested by the Willow Grande developers. We also respectfully request that Willow Grande demonstrate respect for the Cherokee Triangle neighborhood, and scale down their project to comply with current community guidelines and housing needs.

We also urge the developers and neighborhood to be mindful of the chronic shortage of affordable housing in Louisville and sensitive to the less affluent that may be displaced by the Willow Grande project. The healthiest neighborhoods are those where people of every economic stripe have access affordable housing and an opportunity to work within safe neighborhoods. The nearby business corridor is dependent on the many retail and restaurant personnel, who make the upper " Bardstown Road" experience pleasant and possible. Housing projects such as the Willow Grande, result in fewer being able to live near their jobs and suggest an elitism unworthy of this beautiful community, Louisville, or the democratic society we purport to be. Size does indeed matter, be it a new housing development or the depth of opportunity that is afforded for all community members.

Martina N. Kunnecke

Martina N. Kunnecke
President

Neighborhood Planning & Preservation, Inc. (NPP)

***Cc: NPP Board of Directors, NPPKENTUCKIANA, Cherokee Triangle Association
Tom Owen, Council Member-District 8***

It is Up To All Of Us.....

Follow us: Facebook NPPKentuckiana or twitter@nppkentuckiana

Williams, Julia

From: Deanna O'Daniel <dodselfseek@gmail.com>
Sent: Tuesday, April 23, 2013 9:59 PM
To: Williams, Julia
Subject: case number 17822-I'm against it!

Dear Julia,

Please register my vote against the re-zoning of the area of the Bordeaux Apartments from r7 to r8a, where Cogan wants to build that 17 floor condo.

There are many reasons why we don't want it, but the first should be: that we don't want it, and it is our neighborhood! I have been here 35 years, re-building my abandoned house and paying taxes. In other words, improving and beautifying the area before it was a popular neighborhood. I did not do this so Cogan could come in and take advantage of us!

--

Deanna O'Daniel, CHT

Williams, Julia

From: monica orr <monicaorr2419@gmail.com>
Sent: Wednesday, April 24, 2013 11:06 PM
To: Williams, Julia
Subject: Proposed Willow Grande Project

I am addressing this to the members of the Planning Commission regarding the proposed zoning change to accommodate the proposed Willow Grande project. I protest in the strongest possible terms the proposed up-zoning. As a resident of the Cherokee Triangle for forty-eight years, I can attest to the beneficial effects of the current zoning regulations on this neighborhood. Not only is this zoning change which would allow the construction of the seventeen-story building inappropriate for the site at Willow and Baringer Avenues, the very change in the zoning would set an unfortunate precedent for numerous other sites in the neighborhood. The results would be deleterious to the quality of life which the entire neighborhood enjoys and values.

Our neighborhood strives to be positive and productive within the greater community. Please do not alter the unique character of this neighborhood!!

Very truly yours,
Monica Orr
2419 Longest Avenue



PRESERVATION
Louisville

24 April 2013

Metro Louisville Planning Commission
Donnie Blake, Chair
514 W. Liberty Street
Louisville, KY 40202

RE: Case No. 17822, Willow Grande, Cherokee Triangle Preservation District

Case Manager: Julia Williams

Preservation Louisville, Inc. is an education and advocacy organization with a mission to protect and promote the city's cultural, environmental and architectural heritage. Our organization works with historic neighborhoods to encourage smart growth and development in these areas, including being sensitive to historic assets such as structures, streetscapes and infrastructure. We support thoughtful development and the re-purposing of existing structures as the most long-term economically effective opportunity. This also is the best option for environmental reasons, and certainly retaining and preserving historic assets is beneficial for the entire community.

Our organization has been made aware of a proposed development in the Cherokee Triangle Preservation District called Willow Grande. Preservation Louisville has been in contact with the Cherokee Triangle Association regarding concerns about the proposed development not complying with either the standards of the preservation districts or the neighborhood plan. We are concerned the proposed development would threaten the integrity of these planning tools, which have served the Cherokee Triangle Preservation District well for nearly 25 years.

As proposed the Willow Grande development would be in violation of the Cherokee Triangle Neighborhood plan of 1989. The neighborhood plan and the preservation district guidelines were designed to encourage smart growth within the preservation district. Preservation Louisville supports the Cherokee Triangle Association efforts to uphold their neighborhood plan and their preservation district guidelines. We believe the current zoning of the property (residential zoning R-7), which allows for single-family homes and small apartment buildings only, is the appropriate zoning and should not be changed to R-8 as proposed.

Sincerely,

Marianne P. Zickuhr
Executive Director
Preservation Louisville

Williams, Julia

From: Joni Rash <jolora55@gmail.com>
Sent: Thursday, April 25, 2013 9:29 AM
To: Williams, Julia
Subject: Re: Hearing 4/25/13

Julia, my concerns as a resident have to do with how added persons (visitors) affect my ease of life in the Triangle. My life is impacted when visitors park on my parking pad and I cannot use my own pad OR when they park so that they block my recycling bin and my waste is not picked up OR I cannot find a spot in front of my own home because visitors to the complex next door park up and down the street bumper to bumper. I know that special occasions on the Bardstown Road corridor are going to happen and I understand that, but day after day of visitors to the complex next door affect my peace of mind. The same is sure to happen if the Willow Grand is completed.

I adhere to the ordinances outlined by the historic nature of the area in which I live, and do so happily, however, life here, in such a small densely populated area, gets impacted easily by extra traffic and the sense of entitlement of those who visit and park.

thank you again.

Joni Rash

On Thu, Apr 25, 2013 at 8:35 AM, Williams, Julia <Julia.Williams@louisvilleky.gov> wrote:
Thank you for letting me know your concerns regarding the change in zoning. Your letter will be made part of the record for the case.

Please let me know if you have any further concerns or questions regarding this case.

Thanks

Julia

-----Original Message-----

From: Joni Rash [<mailto:jolora55@gmail.com>]
Sent: Wednesday, April 24, 2013 10:51 PM
To: Williams, Julia
Subject: Hearing 4/25/13

Sent from my iPad

Julia, I am a resident of the Cherokee Triangle and plan on attending the hearing Thursday evening.

Thank you,

Joni Rash

Williams, Julia

From: embryo rucker <embryrucker@hotmail.com>
Sent: Thursday, April 25, 2013 8:12 AM
To: Williams, Julia
Subject: willow grande

I wish to register my opinion that the Willow Grande high rise project should not be approved. It is antithetical to the values and design parameters of the Cherokee Triangle.

Thank you,

Embry Rucker
2544 Glenmary Ave
Louisville, Ky 40204

Williams, Julia

From: Jim Russell <jrussell@1400willow.com>
Sent: Wednesday, April 24, 2013 10:58 PM
To: Williams, Julia
Subject: Willow Grande.

I have lived in the Cherokee Triangle for over twenty years and it is my profound opinion that it would be too large for the area and traffic condition. During the time of construction it would be chaotic. I am very much against it. Jim Russell

Williams, Julia

From: The Seim Family <sseim@insightbb.com>
Sent: Tuesday, April 23, 2013 6:10 PM
To: Williams, Julia
Subject: Please do not allow zoning changes in my historic neighborhood!

Dear Ms. Williams,

I am not able to personally attend the meeting being held Thursday to discuss the possible rezoning of the Bordeaux apartment site in the Cherokee Triangle, but I do want to let you know that I am very opposed to changes that would allow an enormous building on that site. No one buys a home in our neighborhood with the expectation that the normal height building next to them will be replaced by a 15 story building that blocks the sun and dwarfs everything on the block. Allowing this to happen not only harms the historic character of the neighborhood, it puts all of our home values at risk.

Sincerely,

Deirdre Seim

937 Cherokee Road

Williams, Julia

From: Brian <b.sherry454louv@att.net>
Sent: Thursday, April 25, 2013 9:53 AM
To: Williams, Julia
Cc: Owen, Tom
Subject: Willow Grande proposal opposition

From: Brian F. Sherry
2420 Longest Ave
Louisville KY 40204
e-mail: b.sherry454louv@att.net telephone: 502.314.4184

To: Metro Planning Commission

Re: Letter of opposition to proposed zoning change and variances for the Willow Grande high-rise apartments on Willow Ave within the Cherokee Triangle Historic Preservation District

I am the owner, with my wife Ruth Lerner, of my home as 2420 Longest Ave. **I along with all the members of our family oppose in the strongest way any of the changes proposed to permit the Willow Grande project.**

We have lived here since 1991, when we moved from the suburban isolation of Prospect, Ky to this house in the Triangle. We had been attracted to this neighborhood really almost as soon as we had moved in 1983 from Evanston, Il, one of the original "five towns" adjoining the City of Chicago.

The Cherokee Triangle neighborhood, protected by the Historic Preservation District designation, reminds us of the old towns we grew up in elsewhere in the country: residential neighborhoods with houses dating to the late 19th and early 20th century, as well as more recent homes built on lots that had remained undeveloped throughout the Great Depression; a variety of architectural styles and designs; large and small properties; a thriving downtown commercial area within walking distance from anywhere in the town; apartments adjacent to the principal commercial street. And imagine: good bus service within the town and to the surrounding areas. These were communities that spoke of stability, of households with roots in the community, that yet reflected a wide diversity of residents, and were able to absorb new-comers emigrating from "The City".

Alas, upon returning to those old neighborhoods we too often find that they have been largely destroyed. Tear-downs were replaced by unthinking formula multi-family units or "modern" houses constructed with the most "economical" materials and no architectural consideration for their surroundings. Local streets have been widened into arterial routes. Zoning changes or lack of enforcement led to subdivision of houses, absentee ownership, lack of maintenance and high turnover of residents. High-rise apartments sprang up on sites with the best views, their developers assuring the local government that zoning changes and variances were necessary to "keep up with the times". or to make "best use of the property". The commercial district degenerated into a series of fast-food restaurants and other accouterments associated with the loss of local retail stores.

Sound familiar? This was the path that the Triangle was on in the 1970's, until dedicated residents fought to preserve it rather than flee to the eastern suburbs. **The Historic Preservation District and its preservation regulations, along with down-zoning,** supported by a concerned community of residents and an approved neighborhood plan, **are the foundation of the Triangle's recovery;** they must be protected from unwarranted

encroachment and incompatible development, especially that which is presented as "progress". Otherwise there is no Historic Preservation District!

The Willow Grande proposal must be rejected because:

It is totally incompatible with the Historic District: Its height, footprint, bulk and overall volume violate the basic principals of an Historic Preservation District. It is not gradual evolution which can be absorbed into the overall neighborhood context. It is a violent invasion. There is no architectural sympathy or compatibility here. To approve the changes which would be necessary for Willow Grande would make a mockery of the zoning, preservation regulations, and the very concept of Historic Preservation District.

It would establish a precedent for subsequent permit requests to change zoning and allow multiple variances on other properties nearby, as well as on other low-rise apartment sites throughout the District. Proponents of this project may deny this, but history proves otherwise. Granting up-zoning and multiple variances is a slippery slope. The idea that the existence of 1400 Willow justifies this plan is itself evidence of the precedent mindset, as is the argument that "Well, there are already other multi-story apartment buildings nearby". Once the camel's nose is in the tent

The Metro Planning Commission is under no obligation, nor indeed empowered, to assist an owner or developer to make a profit or even a reasonable return on investment. The owner/developer bears the full risk of purchase and/or ownership, and should have no expectations that his financial interests or desires will be accommodated. Responding to the plea of economic necessity is a dangerous practice in any zoning change, and destructive of a Historic Preservation District, as it undermines the preservation guidelines and regulations.

The developer requesting this permit has previously obtained the permit for, and constructed the multi-story apartment/condominium located on Cherokee Road in the Bonnycastle neighborhood. This was done over the strenuous objections of many residents. Any objective viewer must agree that from Cherokee Park that building is overly-dominant and visually disruptive of Oldham's concepts for the park.

Reportedly, the Cherokee Road building is not a success, having low occupancy and speculative owners of many units in the building.

Clearly "build it and they will come" is not working. This argues against the market viability of the Willow Grande proposal. Indeed real estate professionals with whom I have spoken believe that the proposed development is not marketable. I suspect that the up-zoning and variances request is a veiled effort to enhance the dollar value of the owner's property, and does not have serious intent for completion behind it.

Should the owner/developer obtain this change and variances, and subsequently sell the property, it would be increasingly difficult to control what was built there, and to enforce the Preservation Guidelines.

I have heard some arguments in favor of this proposal that are based on the ideas of increased density, diversity of residents, wider availability of rental units, etc. , ideas that are associated with an urban neighborhood. Indeed the Triangle is an urban neighborhood.

There may be a place for buildings responding to these concepts, in or bordering the Triangle. This site is not one of them.

In closing, to reiterate: The Metro Planning Commission must reject the Willow Grande zoning change. It is totally without merit.

Sincerely yours,

Brian F. Sherry

Williams, Julia

From: SONGER, Mila (GE, Appl & Light) <Mila.SONGER3@ge.com>
Sent: Thursday, April 25, 2013 11:53 AM
To: Williams, Julia
Subject: Zoning change for Willow Grande: How to just say NO

Dear Julia Williams,

Thank you for everything you do for our city. I don't envy your job one bit, but I'm grateful we have people like you who are willing to serve.

This letter will provide you with two scientific justifications that you can use to say NO to the proposed zoning change requested by the Willow Grande developers.

Let me be clear. I oppose this change completely. I will always oppose any zoning change to my neighborhood that allows for any possibility of increased density.

Our special neighborhood cannot withstand Willow Grande in two very distinct and concrete ways:

1) GEOGRAPHY

This is what makes our neighborhood special - we are enclosed by large and never-to-be changed geographical features: Cherokee Park, Cave Hill Cemetery and the Baxter/Bardstown Rd corridor.

Any zoning change that might increase density, will inevitably result in more cars entering and trying to park inside our firm geographical limits.

I ask you this: When my 74 year mother comes to visit and there are no parking spots available, will she just park on the other side of Cave Hill Cemetery and walk across? Clearly not. Will she just park on the other side of Cherokee Park and walk across? Clearly not. She might try to park on the other side of Bardstown Rd, but parking there is already scarce, and pedestrians trying to cross those busy streets are not 100% safe. Never mind elderly pedestrians.

The Cherokee Triangle will 100% decline in tangible ways if the car density increases. The proposed zoning change will inevitably lead to more cars. Just. Say. NO.

2) THE ELECTROMAGNETIC SPECTRUM

Today I live on the 1000 block of Everett Ave, where I enjoy and never take for granted my cell phone coverage, my over the air TV signal and my glorious, life sustaining sun light.

Previously I lived on the 1400 block of Everett Ave, behind the 1400 Willow condo building. This was my first residence in Louisville, which was selected for many good reasons, mainly to be close to my mother-in-law for whom we are the sole elder care providers. However, actually living there was difficult, frustrating and overall negative.

The height and magnitude of the 1400 Willow building blocked so much of the spectrum that my cell phone had zero coverage inside my home. My high definition TV antenna received no clear channels. And the gloom and shadows cast by the monolith did nothing for anyone's mood and mental health. For the first time in my entire life, I gave up completely on house plants. And lost all of their many benefits.

Continuing to serve my software consulting clients with no consistent phone was beyond frustrating. Providing elder care with no single and reliable phone number was dangerous and emotionally draining.

I ask you this: Will you really allow the existing residents and property owners to suffer in tangible and painful ways from the proximity of the Willow Grande building? Will you really allow the complete severing of important and necessary human to human communications?

I 100% guarantee that every person and family who purchased a home in this neighborhood never once in a million years considered that they might one day lose the entire sun.

This neighborhood was organized. This neighborhood had a development plan in place. This neighborhood was a safe and smart investment.

Will you really, seriously, be OK with the concrete negative impact this zoning change will inevitably produce? Just. Say. NO.

Thank you for your attention and consideration. I will leave others to comment regarding the construction phase mess and bother, the broken promises by developers, and the litany of other negatives.

I will stick to emphasizing the PERMAMENT, CONCRETE, SCIENTIFIC reasons that this zoning change proposal is an overall negative impact on our city. Remember: Geography and Spectrum. Science. Just. Say. NO.

Developers and business people will come and go. Fortunes will be made and lost. These things are transient and fleeting. They are not the foundation upon which to make such decisions that history and human nature dictate are virtually irreversible. Just. Say. NO.

The current zoning designation is fine the way it is. It is not broken. You and your team are not being presented with a problem that needs fixing. Just. Say. NO.

Thank you again and best regards,
-Mila Songer
1034 Everett Ave
mila.songer3@ge.com
502-452-4247 (daytime number)

p.s. remember all the fun our city shared during March Madness this year? Watched a bunch of it at my house with a beautiful crystal clear picture through my high-definition TV antenna. That would have been completely impossible at my old place in the dark shadow of 1400 Willow. Please, Julia. Just say no to the money people. Say yes to the human neighbors who hope to keep their sanity and their homes.

Williams, Julia

From: Deborah Stewart <deborah.stewart@insightbb.com>
Sent: Wednesday, April 24, 2013 9:52 AM
To: Williams, Julia
Subject: Cherokee Triangle Hearing

Dear Julia,

My name is Deborah Stewart and I will attend the hearing on Thursday evening.
I have been asked to speak in favor of the Cherokee Triangle's Neighborhood Plan which opposes a zoning change.

Thanks,

Deborah
Deborah Stewart
510 Belgravia Ct
Louisville, Ky 40208
502-417-5027
Sent from my iPad

Williams, Julia

From: AESutherland <aehs@insightbb.com>
Sent: Wednesday, April 24, 2013 5:33 PM
To: Williams, Julia
Cc: Martina Kunnecke
Subject: Willow Grande zoning

Julia. Please convey to the Planning Commission my OPPOSITION to Willow Grande zoning changes.
Thank you very much.
Ann Early Sutherland

Sent from my iPhone

Williams, Julia

From: je3s5k@gmail.com
Sent: Thursday, April 25, 2013 6:26 AM
To: Williams, Julia
Subject: Willow Grande

Zoning requirements are in place for a reason. Do NOT change them to accommodate the Willow Grande project!!!

Kurt and Judy Swanick
2209 Dearing Ct

Williams, Julia

From: Aaron Tornes <aarontornes@gmail.com>
Sent: Wednesday, April 24, 2013 10:18 AM
To: Williams, Julia
Subject: Willow Grande Zoning Change

Dear Julia,

As a concerned citizen and an avid lover of the intimacy and scale of Louisville neighborhoods I am writing you to tell you that I am very opposed to the proposed zoning change for the Willow Grande. The Cherokee Triangle neighborhood has undergone enough scaling up in recent years and I am afraid that if this trend continues we risk losing both our sense of community in these areas as well as our heritage.

Sincerely,
Aaron Tornes

Danny McDole, President
Gary Watrous, Vice President
Debra Mercer, Treasurer
Mary Turner, Secretary

Portland Now, Inc
"The Voice of Portland"

c/o Neighborhood House
201 N 25th Street
Louisville, KY 40212
www.portlandnow.org

April 24, 2013

Re. Cherokee Triangle case
c/o Ms. Julia Williams, Project Manager
Louisville Metro Planning Commission

Dear Ms. Williams,

Please read this letter into the Minutes of the Planning Commission Meeting on April 25, 2013 at the Douglas Community Center.

Portland Now Inc, the voice of the Portland Neighborhood, wishes to express its support for the Cherokee Triangle Association's position against rezoning the Bordeaux Apartment property.

Furthermore, we wish to see the Cherokee Neighborhood Plan upheld in this matter – just as we wish to see the Portland Neighborhood Plan upheld in similar disputes with developers.

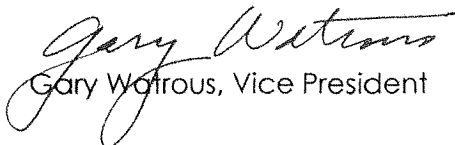
The requirements of a Neighborhood Plan, approved by neighborhood residents and Metro Council, should not be dismissed just because a developer has a bright idea about making more money.

The Cherokee Triangle case is a clear example of why the fabric of a neighborhood must be protected from building projects that are not compatible with the character and scale of the surrounding neighborhood.

Sincerely,



Danny McDole, President



Gary Watrous, Vice President

Williams, Julia

From: cwh1596406@aol.com
Sent: Wednesday, April 24, 2013 12:29 PM
To: Williams, Julia
Subject: Opposition to Willow Grande

I am unalterably opposed to the proposed Willow Grande monstrosity in my neighborhood and will be at the hearing on Thursday to join my neighbors in protesting it.

Charles Whaley
2531 Cherokee Parkway
Louisville, KY 40204

Sent from Windows Mail