



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

NEIGHBORHOOD MEETING NOTIFICATION

DATE SENT: January 23, 2017

TO: All Adjoining Property Owners of 916 S 8th Street & 939 S 9th Street, Neighborhood Group Representatives expressing interest in this area, and Councilman David James (District 6).

FROM: Spalding University, Inc. , Developer

RE: **Conditional Use Permit for the property located at 916 S 8th Street & 939 S 9th Street**

A proposal to construct two multi-purpose soccer fields, one women's softball field and a fieldhouse at the property located at 916 S 8th Street & 939 S 9th Street.

In accordance with procedures of Louisville Metro Planning and Design Services, we have been directed to invite adjoining property owners and neighborhood group representatives to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer and his representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held as follows:

Wednesday, February 8th at 6:00 P.M.
Spalding University Campus
2nd Floor in the Presidential Board Room
845 South 3rd Street
Louisville, KY 40203

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Free parking will be provided in the two large parking lots located between 2nd, 3rd and Breckinridge Streets.

At this meeting, representatives from Spalding University and Sabak, Wilson & Lingo, Inc., will explain the proposal and then discuss any concerns you have. The purpose of this meeting is to increase your understanding of this proposal early in the process. We encourage you to attend this meeting and to share your thoughts.



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NEIGHBORHOOD MEETING SUMMARY

DATE: February 8th at 6:00pm

RE: **Conditional Use Permit for the property located at 916 S 8th Street & 939 S 9th Street**

ATTENDEES: **See attached sign-in sheet for community attendees**
Spalding University representatives - Loren Carlson, Rush Sherman, Kevin Weber & Roger Burkman
Sabak, Wilson & Lingo representatives – Patrick Dominik & Matt Wolff

Mr. Dominik opened the meeting with a detailed explanation of the project which is a proposal to construct two multi-purpose soccer fields, one women’s softball field and a fieldhouse at the property located at 916 S 8th Street & 939 S 9th Street. Additional items that were discussed:

- New sidewalks will be constructed along 8th & Kentucky Streets.
- The property will be surrounded by an 8 ft. high ornamental aluminum fence.
- A landscape buffer will be planted along 8th Street to screen the site from the College Court condo’s to the east of the site.
- The project will reduce the site impervious area by nearly 80% which will help reduce flooding in a combined sewer overflow area.
- The facility will be used by Spalding University for practice and games. The men's and women's soccer season is a fall sport with practices being at 8:00 am & 2:30 pm during the week. Games are always played back to back with weekend games typically starting at 1:00 pm and weekday games are typically played around 5:00 pm and could last until 9:00 pm. The women's softball season is a spring sport with practices being at 8:00 am & 2:30 pm during the week. All softball games are a doubleheader with weekend games starting at 1:00 pm and weekday games typically played around 5:00 pm and could last until 9:00 pm.
- Per NCAA rules and regulations, a public address system is required for game day management. This will be directed away from the residential area.
- The fields will be lighted with 70 ft. high sports lighting.

Community concerns-

- Ms. Powell is concerned about security in the area and suggests we increase surveillance of our site. She also looks forward to attending ball games at the new facility.
- Mr. Peterson asked that we notice each condo in the College Court community. Per LDC regulations we noticed the appropriate party. The applicant agreed to send notice to each property owner at College Court.

16 CUP 1087

- Mr. Peterson asked if a lighting plan had been created. The applicant has hired a lighting consultant and will be submitting a lighting plan per LDC requirements with the CUP application.
- General consensus was the project will be great addition for the area.
- We received two phone calls from adjacent property owners:
 - Yoni Cohen had just a general inquiry about the project because he would be unable to attend. We emailed him the presentation boards.
 - Susan Mills was unable to attend and asked if we could try to provide TARC service along 8th Street, repair the asphalt drives in College Court and install landscaping on College Court property when Spalding is installing their landscaping. She also had concerns about the security in the area.
- We also contacted Russel Quick, the court appointed property manager for College Court. Mr. Quick likes the proposal but he is concerned about the security in the area and has made us aware of several incidents that have occurred recently.

The meeting was adjourned at 7:00pm.

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