

Nov 8, 2018

To: Vince Jarboe, Chair
Louisville Metro Planning Commission
c/o Julia Williams, Planning & Design
444 South 5th Street
Louisville, KY 40208

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From: Paristown Pointe Neighborhood Opposing 18ZONE1062

Dear Mr. Jarboe,

On behalf of The Paristown Pointe neighborhood, we are requesting a fair opportunity to present the neighborhood's concerns about this proposal. From the beginning, we have been confused by the mixed messages we've received from Louisville Forward, the Marian Group and the process leading to where we are. In our view, fairness would be best served if the Planning Commission would:

- 1) Reschedule the public hearing as an evening meeting downtown to address Case 18ZONE1062, to allow the community to attend and participate in full
- 2) grant us an hour in presentation time at the Planning Commission meeting.

Postponing the meeting regarding 18ZONE1062, by 30 days, should allow adequate time to prepare a presentation and collect sufficient signatures to be in compliance with the process— if required.

We have had insufficient time to respond to plans presented by Marian Group, despite Louisville Metro boasting about the excellent public engagement process that you have been following in this process. Dozens of people have come to all the public meetings and we know there is strong interest in the neighborhood about this project. However, the process has not accommodated meaningful engagement with neighbors on this proposal that would transform our neighborhood.

On October 25, the developer presented a plan that has changed since it was last presented to neighbors on July 25. In the July 25 plan, 12 houses were to be built in the Vine St. lot; on October 25th they presented a plan with 22 houses. These changes entail a loss of green space, and an increase in traffic congestion; thus the changes do not represent a revision but a qualitatively different plan. Such dramatic changes have eroded the community's confidence in the process and trust in any of the commitments that have been made thus far.

The Land Development and Transportation Committee scheduled the subsequent Public hearing for November 15. According to the posted timeline for collecting signatures (<https://louisvilleky.gov/government/planning-design/citizen-user-guide>), to change either the meeting time or location, we would have had to collect either 200 or 300 signatures within SIX days to submit to you, fifteen days before the scheduled public hearing. This is simply an unreasonable expectation for any neighborhood - and particularly for ours that consists of only 191 households.

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The posting of signs on site on Nov 2 advertising the scheduled meeting on November 15, and the mailing of postcards to adjacent property owners, happened BEFORE the deadline that we were given by Julia William in her October 30 email (when we were told petitions for a change in meeting time or location were due November 5).

Through no fault of the Planning Commission, the Paristown Pointe neighborhood has been swept up in a process with conflicting information, that seems to have ignored our concerns. Please understand, we wish to work within the guidelines, but as citizens we have found the process and the information available to us a deterrent to participating fully and being heard. For example, the letter sent out by Marian in advance of its last "neighborhood information" meeting (July 25th), suggested we would be discussing one thing, but the actual meeting involved something different entirely---including deviating from their original plan in dramatic ways. Despite strong opposition raised at that meeting, things have moved along as if there were no concerns.

In addition, the online *Citizens Guide* (<https://louisvilleky.gov/government/planning-design/citizen-user-guide>) seems to be in conflict with staff interpretation and other information sources about getting an opportunity to voice our concerns. We have been confused about what is required to be granted a voice. Like most neighborhoods in the Metro area, we can't afford to hire an attorney, and since most of us work, we've lacked the time to properly participate in what is a very complicated, intimidating process for taxpayers with no experience in situations like this.



Neighbors and volunteers
planting trees in Paristown
Pointe, March 2014

But, beyond trying to be heard, we feel the plan itself will detrimental to our community's comfort and vision-- in ways we have not been given the opportunity to describe. Citizens are at definite disadvantages as things currently stand. At the October LD&T meeting, only 4 of our very concerned community could attend the 1 p.m. meeting. There we didn't have sufficient opportunity to detail the scope how Marian's proposal will have a negative impact—short and long term--on our lifelong investment in our community. Furthermore, we know the community, are familiar with how traffic flows and where choke-points are. To disregard our suggestions is both unfair to us as stakeholders, and unwise. Bad decisions made in an artificial rush to closure will lead to problems that will plague what otherwise might be an extraordinary asset to the city.

Mr. Jarboe, we realize The Planning & Zoning Commission has a specific purview and we are asking that the neighborhood be allowed a chance to voice our concerns about what Louisville Forward has decided for OUR neighborhood. Besides ignoring our suggestions, they are advancing a plan that is at odds with the stated goals of the Planning Commission. In its current form, inadequate thought has been given to how traffic patterns in the neighborhood will

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be impacted. This overly dense development will detract from the character of our unique and diverse community, to the detriment of current and future residents.

Respectfully,
Paristown Pointe neighbors

Joann Robinson, 854 Vine St.
Amanda Fuller 800 Goullon Ct.
Justin Mog, 800 Goullon Ct.
Nick Mellen, 1125 E Breckinridge
John Mahorney, 810 Vine St.
Cindy Pablo, 1039 Lampton St.

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