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PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

<u>Applicant:</u>	Butchertown Development District, LLC
<u>Owner:</u>	City of Louisville
<u>Location:</u>	32 acres located south of I-64 at I-65 and north of E. Waters Street and south of E. Witherspoon and Adams Streets.
<u>Proposed Use:</u>	Soccer stadium district comprised of LCFC stadium with hotel/office/retail/residential and possible distillery and/or brewery
<u>Request:</u>	Zone change from EZ-1 & M-3 to EZ-1 and Form District change from Traditional Neighborhood to Downtown with waivers and variances
<u>Engineers, Land Planners, Landscape Architects:</u>	Mindel Scott & Associates, Inc. & HOK
<u>Development Consultant:</u>	Hollenbach-Oakley, LLC

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on February 1, 2018 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

INTRODUCTION

Referred to as the Soccer Stadium District, this application includes a new stadium for the Louisville City Football Club (LCFC) along with a mixture of uses such as offices, possible distillery and/or brewery or brew pub, bars, restaurants retail and hotels, possibly including some residential apartments and /or condos – thus the EZ-1 zoning so as not to foreclose any viable stadium related/compatible use; the proposed Form District change from Traditional Neighborhood to Downtown is because none of this site today and little in the future is more characteristic of a Traditional Neighborhood than the Downtown, both of which are located adjacent and close by; the site is presently comprised of junkyards, storage facilities, and a variety of other heavy industrial uses, thus the current Traditional Neighborhood Form no longer applies to this site; the public/private partnership behind the Soccer Stadium District is intended to revitalize the area, making the site more accessible to, used by and compatible with Downtown, while assuring that it is not out of context with the adjoining Butchertown Traditional Neighborhood to the south of the site; and for the community at large this rezoning

assures the prospect of an anticipated investment of \$200 million in infrastructure and the uses aforementioned, together with better connections than exists today by and between the Downtown, nearby residential areas, the bridges, waterfront parks and the rest of the greater Louisville metro area; and

GUIDELINE 1 – COMMUNITY FORM

WHEREAS, this application complies with this Guideline because, although the existing form is the Traditional Neighborhood Form, the proposed Form District change to Downtown is consistent with the revitalization elsewhere occurring in the nearby Downtown area and that the Soccer Stadium District promises, even with the waivers and variances accompanying this application; and

WHEREAS, the Downtown form is characterized by the variety of residential, office, retail, restaurants, services public open space, greenways and sidewalks proposed here – more so than any other Form District would apply; and

GUIDELINE 2 - CENTERS

WHEREAS, this application complies with the Intents and applicable Policies 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 of Guideline 2 because as proposed, the Soccer Stadium District is and will be located Downtown and will be intensively designed as a mixed, compatible in-fill activity center, which is surrounded by a diversity of other hereinafter mostly compatible uses; it thereby promotes an efficient use of land, improve existing infrastructure, including road and sidewalk connections, and lowers the costs of utilities that otherwise would have to be extended further to a remote location; and also, the proposed mix of highly attractive urban uses helps reduce travel times and vehicle related air pollution because workers and residents and visitors to Downtown will be able to recreate, work, shop, dine and reside all at this single location; and

WHEREAS, the Soccer Stadium District, as designed will be compact, walkable, bike-able with shared parking, lots of cross-access, and provisions for all multi-modal forms of transportation access, all of which are elements of the Downtown activity center; and

GUIDELINE 3: COMPATIBILITY

WHEREAS, this application complies with the Intents and applicable Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 20, 21, 22, 23, 24, 25, 28 and 29 of Guideline 3 because as explained above and shown on the development plan and in the PowerPoint presentation presented at the public hearing, the Soccer Stadium District anticipates design themes characteristic of Downtown and also reflective of the adjoining Butchertown neighborhood; this will include the use of predominant building materials evident in the area and replications of important Louisville architecture; and potential noises and lighting are mitigated through distance separation, landscaping, screening and buffers; and

WHEREAS, building heights will be higher than uses present in the Butchertown neighborhood but similar to much of the adjacent Downtown Form District; parking lots, garages, walkways and roads incorporated into the development will be thoughtfully designed and redesigned and newly landscaped; signage will reflect building architecture as above described and comply with the Land

Development Code; and the wide mix of uses will work together because of the place that this is and will become through intensive redesign and attention to their interaction one with the other in order that workers, residents and visitors energize and respect each other's place in the Stadium District; and

GUIDELINE 4, 5 & 13: OPEN SPACE, NATURAL AREAS AND LANDSCAPE CHARACTER

WHEREAS, this application complies with the Intents and applicable Policies 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Guideline 4, applicable Policies 1, 2, 3, 4 and 8 of Guideline 5, and applicable Policies 1, 2, 4, 5 and 6 of Guideline 13 because to the extent that important natural areas and historic resources within Butchertown or along the Ohio River exist on or near this site, efforts will be made to protect and promote them; the Stadium District is not designed to exist in a vacuum but instead to enrich nearby valuable and essential assets and the livability and viability of existing neighborhoods; superior landscaping will be evident throughout especially within focal points and along sidewalks and roads; perimeter buffers will be designed to mitigate impacts on nearby existing residential properties; and as said, internal to the site will be a common landscape plan with multiple focal points that assure lots of highly attractive and usable open space by all the many people who are expected to recreate, work, shop and live here; and

GUIDELINE 6: ECONOMIC GROWTH AND SUSTAINABILITY

WHEREAS, this application also complies with the Intents and applicable Policies 1, 2, 3, 5, 6 and 11 of Guideline 6 because a financial impact analysis conducted by Commonwealth Economics has projected 2,472 jobs and labor income of \$1.8 billion and, if realized, tax revenues of \$260 million of local and state tax revenue over two decades; and the economic analysis further outlines costs for the nearly \$200 million project of some \$160 million for the stadium and its commercial district and \$30 million in public infrastructure improvements; and

WHEREAS, because the Soccer Stadium District will be a large mixed-use entertainment, workplace, and shopping development replacing uses that are counter-productive to a vibrant Downtown and Butchertown neighborhood, it is all about the economic enhancement and sustainability of Downtown, Butchertown and the greater Metro Area; and

GUIDELINES 7, 8 AND 9: CIRCULATION; TRANSPORTATION FACILITY DESIGN; AND BICYCLE, PEDESTRIAN AND TRANSIT

This application complies with the Intents and applicable Policies 1, 2, 3, 4, 6, 9, 10, 11, 13, 14 and 16 of Guideline 7, applicable Policies 4, 5, 7, 9, 10 and 11 of Guideline 8, and applicable Policies 1, 2, 3 and 4 of Guideline 9 because roads and sidewalks will be improved to assure safe, proper functioning and better aesthetics of existing street and sidewalk networks; the carrying-capacity of area streets will be maintained or improved; traffic congestion and air quality will be addressed by virtue of improved multi-modal access; all of this is well-shown on the development plan and in the PowerPoint presentation presented at the public hearing; a traffic impact study (TIS) was prepared to further assure all of this; and, of course, Metro Public Works and Transportation Planning (MPW&TP) has stamped the development plan as preliminarily approved prior to the this public review evidencing this application's compliance with these Guidelines' access, internal circulation, road capacity, road width, sidewalk and other multi-modal Policies and with the MPW&TP design requirements for both external and internal movements; and

GUIDELINES 10 AND 11: STORMWATER; WATER QUALITY

WHEREAS, this application complies with the Intents and applicable Policies 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11 of Guideline 10, and applicable Policies 1, 3, 4, and 5 of Guideline 11 because post development rates of runoff will not exceed predevelopment conditions, which are thus assured through on-site detention; MSD's floodplain ordinance will also be addressed via floodplain compensation basins designed to address floodplain filling; and water quality will be addressed through construction of water quality design measures; and soil erosion and sedimentation control practices will be emphasized during construction; and

GUIDELINE 12: AIR QUALITY

WHEREAS, the application complies with the Intents and applicable Policies 1 2, 3, 4, 6, 7, 8 and 9 of Guideline 12 because this is a mixed-use development, there will be lots of opportunities here for people visiting, working and living Downtown to recreate, shop and work, thereby reducing distances traveled and the times in vehicles, especially passenger cars, thereby benefiting air quality.

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For all of the above-stated reasons, plus those explained at the LD&T meeting and the Planning Commission public hearing, this application complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

Bardenwerper Talbott & Roberts, PLLC
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