

Dock, Joel

From: Dock, Joel
Sent: Friday, December 1, 2017 11:56 AM
To: 'Jennifer Kiefer'; whitney@atgbrewery.com; Wohl, Geoff; Mulvihill, Patrick
Subject: RE: Swiss Hall rezoning

Your comments have been received, read, and incorporated into the record. I will discuss those highlighted questions related to traffic with the applicant at a future pre-application meeting.

Please do not hesitate to forward any additional questions or concerns.

Joel P. Dock
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



**DEVELOP
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From: Jennifer Kiefer [<mailto:jennifer.l.kiefer@gmail.com>]
Sent: Friday, December 1, 2017 10:49 AM
To: Dock, Joel; whitney@atgbrewery.com; Wohl, Geoff; Mulvihill, Patrick
Subject: Swiss Hall rezoning

Hello,

I am writing as a resident and neighbor of the Swiss Hall property (North Barbee Way), as I am unable to attend the meeting on December 13. Please take my comments into consideration.

While I am a fan of Against the Grain and can envision a biergarten in the space, I would also like to express some concerns, since I live in the immediate area.

I am concerned most about noise, increased traffic, and increased littering. When the Seven Sense festival was held as an outdoor concert in this space, we could hear the music inside our home late into the night. We live approximately two blocks away, so I can only imagine the noise level for those on South Barbee. While one-time, yearly events are not much of an issue for me, I am concerned that the proposed biergarten will mean night upon night of loud commotion for those in the surrounding neighborhood – and this area is mostly residential. I ask that you stop outdoor activities at midnight on weekends and 10 pm on weeknights, as well as insulating indoors so that noise from sound systems would not be heard outside.

This area is already fairly heavily trafficked for access to the expressway, but this venture is sure to bring more traffic. I know the space already has a parking lot, but I ask that you ensure this lot is large enough for patrons and think about how the increased traffic may affect this small street and the surrounding area, which are sure to have more street parkers. Not to mention that this area of Lynn street is a very awkward exchange already – how does AtG plan to make sure that there are few accidents between patrons and those needing to get to Preston to get to the expressway? How do they plan to avoid traffic back up from people coming in and out of the parking lot on this small street?

Trash is already an issue in this area. I ask that with increased traffic, a morning trash patrol is instituted to maintain the area.

Further, I am concerned about whether this is the right choice for the area, which already has many options for craft beer nearby: Zanzabar, Monnik, and Check's are within easy walking distance of this space, and the area also has Nachbar, Four Pegs, The Post, The Pearl, and many other places to get a craft beer. This space has wonderful greenspace and the building location would be great as a community center, library, or even a venue for weddings, family reunions, and so on. While I am aware that Metro Parks has expressed that they are not interested in this space, I ask and hope that you will take the community's wants and needs into consideration in your renovation of the space, by keeping the greenspace and perhaps making it into a gathering space or small park for the neighborhood, which might include farmer's markets, art fairs, and other things not just for AtG patrons in order to make it a part of the community and neighborhood.

Thank you for your consideration,

Jenny Kiefer

Dock, Joel

From: Chelley Rouda <chelleyrouda@gmail.com>
Sent: Thursday, November 30, 2017 2:03 PM
To: Mulvihill, Patrick
Cc: Dock, Joel
Subject: Swiss Hall/ ATG Rezoning Proposal

625 E Brandeis Ave

Louisville, KY 40217

30 November 2017

Rep Pat Mulvihill

Louisville Metro Council

Re: Swiss Hall Property Rezoning Process on Lynn Street

Dear Representative Mulvihill,

We are property owners along the back fence line of the property to be rezoned on Lynn and request your assistance with bringing forward some neighborhood concerns during the proposed transition.

We own several rental properties in this neighborhood, live in this neighborhood, and are deeply committed to its livability and viable future. Our property at 668 S Barbee Way is the most impacted by this proposed change as it shares a fence line, including a backyard that will now overlook a beer garden, outdoor kitchen and bar, active parking lot, outdoor music event space, and small brewing operation. In the aerial photo, they call out box that states the acreage of the lot is overtop of our garage. We also own a property on the 600 block of E Brandeis, our primary residence, a couple blocks away. We have other rental properties a couple blocks up on Lynn Street and over on Lilly Street. We believe in this neighborhood and are fully invested here.

We are, overall, looking forward to having Against the Grain propose to bring this potentially wonderful operation to our neighborhood. We look forward to a walkable top notch brewpub and beer garden right here. Our worst fears given the size of the property were that it could have become another liquor store or a 100 unit apartment building. Our best hope was that it could become green space or a park, a community center, or library. The proposal by ATG seems to be the best we could hope for, given that the city is not willing to buy it for a park or other public use.

⇒ We request your help please with requesting ATG to include common green space and/or a public gathering area within the application and planned use. It would definitely add to the quality of life in the area as there is so little park space here in such a densely populated area. ⇐

⇒ More importantly, though, for future resale values of the homes that border this proposed use is that ATG agree in writing and in practice to stop outdoor activities at a reasonable hour to limit noise impact on neighbors, such as a midnight stop time. I would foresee they will want the flexibility to continue to serve indoors until four am like other pubs. Given that, it will be important that noise from the bar itself is insulated and prevented from impacting the neighborhood. ⇐

The recent expansion at Zanzibar just a half block away on the corner of Lynn Street and Preston did not successfully include this and has ruined quality of life and potential resale values for the surrounding area. A family member rents a home on Preston three doors down from Zanzibar (literally around the corner from the Swiss Hall property) and is moving asap because of the Zanzibar noise pollution and trash and traffic and drunks knocking on their door at two am and urinating in their front yard- let alone the parking issues. Most of the Zanzibar neighbors will probably be looking to move out as it has just gotten intolerable since the recent addition which magnified every issue. Livability on those surrounding blocks is about to be further eroded by the addition of the Zanzibar laundry with another bar in it. We have a chance to be proactive with this project on Lynn. ATG implementing a routine assistance of picking up trash in the neighborhood is also going to be important. The ATG project is not occurring in a vacuum, but is part of this additional impact with the bar here already and its continued expansion.

⇒ Having the green space, noise insulation, outdoor activities stopping at midnight, and a trash patrol would be a very positive way for ATG to enter this neighborhood and become a valued part of it. ⇐

We received their letter inviting us to a meeting in December for neighbors, but we are out of state

that day and unable to attend

. We will submit our concerns and proposed in writing ahead of time to ATG instead. Any assistance you can offer our neighborhood is deeply appreciated.

Hoping for the best! Thanks again for all you do for Germantown, Meriwether, St. Joe's. We appreciate you and all those in your office making things happen.

Chelley Rouda, MA

Robert S. Young, MS

--
In Gratitude,

Chelley

Chelley Rouda, MA

Positive Psychology Coaching and Consultation

HQ: The Happiness Headquarters... *Goals are the bridges to our dreams*

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Skype chelley.rouda www.louisvillelifecoaches.com LinkedIn Chelley Rouda, ABD, MA

Never underestimate the power of a small group of committed people to change the world. In fact, it is the only thing that ever has." - Margaret Mead.

Dock, Joel

From: Chelley Rouda <chelleyrouda@gmail.com>
Sent: Thursday, November 30, 2017 2:30 PM
To: whitney@atgbrewery.com
Cc: Mulvihill, Patrick; Dock, Joel

Brandeis Ave

625 E

ville, KY 40217

Louis

November 2017

30

Whitney Darnall

Executive Assistant

Against the Grain, LLC.

whitney@atgbrewery.com

Re: Rezoning Process on Lynn Street

Dear Whitney Darnall ,

We received your letter inviting us to a meeting in December for neighbors, but we are out of state that day. We are submitting our thoughts and concerns and proposed potential solutions in writing ahead of time instead.

We own several rental properties in this neighborhood, live in this neighborhood, and are deeply committed to its livability and viable future.

Our property at 668 S Barbee Way is the most impacted by this proposed change as it shares a fence line, including a backyard that will now overlook the proposed beer garden, outdoor kitchen and bar, active parking lot, outdoor music event space, and small brewing operation. In the aerial photo, the call out box that states the acreage of the lot is overtop of our garage. We also own a property on the 600 block of E Brandeis, our primary residence, a couple blocks away. We have other rental properties a couple blocks up on Lynn Street and over on Lilly Street. We believe in this neighborhood and are fully invested here. We love our friends, neighbors, and family here and only want the best for everyone involved.

We are, overall, looking forward to having Against the Grain propose to bring this potentially wonderful operation to our neighborhood. We look forward to a walkable top notch brewpub and beer garden right here. We consider ourselves to be a part of the Louisville foodie scene a bit and always enjoy our visits at ATG at the ballpark. When the property was posted for sale, our worst fears given the size of the property were that it could have become another liquor store or a 100 unit apartment building. Our best hope was that it could become green space or a park, a community center, or library. The proposal by ATG seems to be the best we could hope for as neighboring property owners, landlords, and neighborhood residents. The proposed use looks like it has the most potential to preserve a lot of the spirit of the old Swiss Hall that has a deep history of fond memories for thousands who grew up in Louisville and Germantown attending picnics and fish fries and other events there.

We request your help please with considering to include common green space and/or a public gathering area within the application and planned use. It would definitely add to the quality of life in the area as there is so little park space here in such a densely populated area.

More importantly, though, for future resale values of the homes that border this proposed use is to consider the potential impacts any brewpub, beer garden, music venue could have on its neighbors and work together to see what can be done proactively to make this a win for ATG, its clientele, and the neighborhood. It would really help to plan to stop outdoor activities at a reasonable hour to limit noise impact on neighbors, such as a midnight stop time. I would foresee that ATG will want the flexibility to continue to serve indoors until four am like other pubs. Given that, it will be important that noise from the bar itself is insulated and prevented from impacting the neighborhood.

The recent expansion at Zanzibar just a half block away on the corner of Lynn Street and Preston did not successfully include this and has ruined quality of life and potential resale values for the surrounding homes. A family member rents a home on Preston three doors down from Zanzibar (literally around the corner from the Swiss Hall property) and is moving asap because of the additional Zanzibar noise pollution and trash and traffic and drunks knocking on their door at two am and urinating in their front yard- let alone the parking issues. Most of the Zanzibar neighbors will probably be looking to move out as it has just gotten intolerable since the recent addition which magnified every issue. Livability on those surrounding blocks is about to be further eroded by the addition of the Zanzibar laundry with another bar in it. We have a chance to be collaboratively proactive with this new project on Lynn. ATG implementing a routine assistance of picking up trash in the neighborhood each morning would also be helpful.

Having the green space, noise insulation, outdoor activities stopping at midnight, and a trash patrol would be a very positive way for ATG to enter this neighborhood and become a valued part of it.

We hope you will address these concerns and welcome you to the neighborhood! We are truly looking forward to being regulars at your Lynn Street location! While we do travel quite a bit, we would be very happy to be assist ATG in any way we possibly can to make this a great project for our little neighborhood. We love calling this neighborhood home and hope you will too.

Chelley Rouda,
MA
Young, MS

Robert S.

--
In Gratitude,
Chelley

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Dock, Joel

From: Dock, Joel
Sent: Thursday, November 30, 2017 1:11 PM
To: 'Chelley Rouda'
Subject: RE: Swiss Hall

I will incorporate these comments into the record. Let me know if I can be of any further assistance.

Joel P. Dock
Planner II
Planning & Design Services
Department of Develop Louisville
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From: Chelley Rouda [mailto:chelleyrouda@gmail.com]
Sent: Thursday, November 30, 2017 1:07 PM
To: Dock, Joel
Subject: Re: Swiss Hall

Thank you so much for the speedy reply. We own 668 S Barbee Way that backs up to Swiss Hall. In the aerial photo, the call out box that states total acreage is on top of our garage! Lol... We own another property a few blocks up on Lynn St, one two over on E Brandeis Ave, and one a couple blocks away on Lilly. As we live on E Brandeis, my first reaction was to be super psyched about a walkable brewpub for us. After that initial reaction faded, though, we began to wonder about how this will effect rentability and future resale value of our S Barbee Way property. Will anyone want to buy a home with a beer garden and music venue in the-literal- backyard?

Like your idea of approaching atg with incorporating outdoor common space. Will follow up with them and Rep Pat's office on that.

Finally, thanks for your response. It's good to feel heard by a live person at Metro. All our efforts to communicate with Marianne Butler's office were not responded to. And everyone else I reached out to said it was someone else's decision or they just couldn't help.

Initial reaction among neighborhood property owners is one of shock, disappointment, and fear of decreasing property values. I am hopeful ATG is going to listen to and proactively address concerns. We received their letter announcing their community meeting, but we are out of town and unable to attend.

Thanks again.

On Nov 30, 2017 9:00 AM, "Dock, Joel" <Joel.Dock@louisvilleky.gov> wrote:

Chelley,

Your contact and question (Who could we talk with about Metro buying Swiss Property for a city park

and community center instead of abrewbup?) was passed along by a few individuals at Metro. I am the case manager on the project so it would seem as though I would be a good start. Your first, and best option, would be to have a discussion with your councilperson, Pat Mulvihill. He can be reached at: 574-1110 or Patrick.Mulvihill@louisvilleky.gov. His legislative aide can be reached at the same phone number and at: Geoff.Wohl@louisvilleky.gov .

Second, I would begin a dialogue with the prospective buyers of the property, ATG. While a public park may not be on their horizon, an opportunity to include public gathering or common open space may be worth a discussion. Their current application does not propose any new construction. ATG's executive assistant can be reached at:

Whitney Darnall

Executive Assistant

Against the Grain, LLC.

whitney@atgbrewery.com

Please stay engaged in the rezoning process and forward any questions or concerns you may have to myself or planning staff.

The applicant will be holding a neighborhood meeting:

Wednesday, December 13th, at 6:00 PM

719 Lynn St. Louisville, KY 40217

Dock, Joel

From: Dock, Joel
Sent: Thursday, November 30, 2017 9:00 AM
To: 'Chelleyrouda@gmail.com'
Subject: Swiss Hall
Attachments: Neighbor Notice Letter.doc

Chelley,

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Whitney Darnall
Executive Assistant
Against the Grain, LLC.
whitney@atgbrewery.com

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719 Lynn St. Louisville, KY 40217

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