

## Williams, Julia

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**From:** Jorge <jellezee@gmail.com>  
**Sent:** Monday, September 30, 2019 3:58 PM  
**To:** Williams, Julia  
**Subject:** Zoning Change One Park Project

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Ms. Julia Williams,

I am a resident and home owner in Tyler Park. I am unable to attend the meeting this evening but wanted to share my opinion about the One Park development. I have read about the project background and opinions of the different parties involved. I agree that some level of housing and retail development is needed in the area. I have a concern with the housing density and affordability proposed. The development will not be sustainable if the housing pricing is not in line with the population's income. I am opposed to this particular proposal because of the housing density, the potential traffic issues in Grinstead and Lexington Rd, and affordability of the apartments. Thank you for time to consider the all the residents feedback.

Jorge Zenil

**Williams, Julia**

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**From:** Kristin Johnson <kristin.kay.27@gmail.com>  
**Sent:** Monday, September 30, 2019 5:43 PM  
**To:** Williams, Julia  
**Subject:** Re: Zoning Change of 16ZONE1044

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To Whom It May Concern,

I hope my email has not come too late to have my thoughts heard on the zoning change of 16ZONE1044.

I am a young professional who both lives and works in the area and I am extremely opposed to the construction of such a large building next to Cherokee park and the cemetery. I am also a transplant, which you claim to be looking to attract. My objections to the rezoning are three-fold:

1. At a public meeting I attended last fall, we were told that the traffic would not be effected by the new structure even though they have planned for 1202 parking spaces. Why the necessity for so many parking spaces if there won't be that many cars to fill them?

I work on Lexington Road and live across from the Seminary on Grinstead, a 1.5 mile journey. Since the addition of the bike lanes to Lexington, if I leave my work at 5pm, the usual end to my work day, I will sit in 20-30 minutes of traffic to get to my home. What will happen when you have people leaving the office park in this new structure? Coming home to it? I do not believe it when they say traffic will not be effected.

2. The fact that they are looking to attract young professionals to the area with luxury apartments like these? There are no low-income housing units planned for this structure. You are not going to attract people of my generation to the area with these housing structures. I barely have the ability to pay for the apartment I have down the street at \$600/ month. If I were to be able to pay the ungodly amount they are going to be asking, I'm going to want to be putting that into a mortgage, not someone else's pocket.

Plus, the reason I do not have the time to come to the meeting tonight is because I am in school to be able to get a higher paying job that may be able to afford me some savings. Most young professionals my age are still making \$30-\$40k a year and barely scraping by with rent, car, utilities, phone, credit cards, AND our massive amounts of student loans we have had to take out to be competitive in the job market today to get these low paying jobs. Please realize we CANNOT afford these and so your plans are not going to work out the way you want.

Also, the grocery store you are attempting to place in there due to the sad lack of grocery stores we have in the area is also ridiculous as you are looking to put in a boutique grocery. It will be pricey, and no one will buy from there in the surrounding areas.

3. A tower this monstrous will be ugly so near to the park. It will be a monolith in the sky towering over the park, and make the point of going to the park moot. I love the fact that I can get lost on the trails of the park no matter what season. Cherokee Park is an oasis in the middle of our urban sprawl. This behemoth will clutter the sky, and will attract other giants around it. It belongs downtown with the other towers. Please do not choke out the beauty in our city with your ideas of "urban development." As a Louisville transplant, I had a chance to leave the city, but the park was a big reason for me to stay.

Thank you for your time and attention. Please do not allow this terrible eyesore to be built in my community. I am vehemently against it.

Sincerely,

Kristin Johnson

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**Kristin Johnson**

Female Empowerment Programmer

Lean In Conneting Women In Louisville Circle Leader

(765) 744- 1754



## Williams, Julia

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**From:** Peter Niehaus <peter.niehaus29@gmail.com>  
**Sent:** Monday, September 30, 2019 5:25 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good afternoon Julia,

I am writing to detail my opposition to the OnePark project in advance of the public meeting this evening.

Of the 185 emails you have received since Aug 1st, 141 have been in support and 42 have been in opposition, with 3 not expressing a preference one way or another.

Of those 141 emails in support, 132 of the are stock generated emails from [votervoice.net](http://votervoice.net) which is an automatic petition system. The email addresses also seem to be largely from college students and some from people as far away as Fort Walton, Florida. It is evident that the representatives from JDG have mounted a campaign that didn't necessarily limit input from people who reside in the immediate area, let alone our city. The lawyers involved should be ashamed for allowing their client to attempt to drown out the voices of concerned citizens who will be impacted by this project.

Further more Louisville Forward should be concerned about this abuse of the processes in place. I realize that this isn't a referendum, but allowing these emails to pass onto the Planning Commission to skew their opinion is poor form to say the least and the Commissioners should be perturbed by this lack of control and transparency.

To the matter of the actual development, there are many reasons why this project should not proceed. First and foremost it does not bring any tangible promise to increase the economic viability of the area. As far as I can tell, no one has performed a market research study to show the need for this development. There is a comparable development at Baxter/Broadway which is located on an existing economic corridor.

Do the commissioners or Louisville Forward know what the leasing vacancy rate is? That project also included store fronts which still sit unoccupied.

Or at the very least, what the average leasing vacancy rate is in the Downtown management district?

If this project is approved, would it siphon off business from Frankfort ave and Bardstown rd leading to continued deterioration of those economic arteries?

I appreciate GLI weighing in on this topic as well and loved the inclusion of the statement, 'developed by Louisvillians for Louisville.'

I challenge them to back up their claim that JDG I,II, or III are owned by all or majority Louisvillians. And even if they are as asserted, this project will be sold off to new investors as soon as it's complete. Houses don't have to generate profits, housing complexes do. Even larger rates of return are required if your investment base resides on the coasts and has a higher cost of living.

I was also amused that in their filing for the PDD, JDG referred to the parcels as a 'dilapidated hodge-podge'. The irony is that Mr. Cogan has owned the majority of these lots for 5 years and hasn't made any effort to improve the properties.

Should the commission reward this apathy at the expense of what's best for the city?

The economics of the matter and his action suggest that if the city doesn't not approve the zoning change from C2 to allow him to build over 8 stories, he will abandon the project all together.

The transportation committee meeting also did not address one of the biggest traffic concerns, what happens while it's under construction? We saw fancy details about what traffic patterns would look like after it was constructed, but what would the impact be during? I can go ahead and guess it takes fewer trucks, cranes and building materials to build an 8 story high rise than it does to build this behemoth.

My wife and I strongly oppose this request to change zoning at this location.

Thank you for your time and please contact me if you have any questions.

Sincerely,  
Peter and Cortney Niehaus

1922 Maplewood place  
Louisville, KY 40205

Sent from my iPhone

## Williams, Julia

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**From:** Bradley Bringardner <bbringardner@gmail.com>  
**Sent:** Monday, September 30, 2019 11:02 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Bradley Bringardner  
2009 Starmont Rd  
Louisville, KY 40207  
bbringardner@gmail.com



## Williams, Julia

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**From:** Donna Bruenger <CarolinaAvenue@outlook.com>  
**Sent:** Monday, September 30, 2019 11:02 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Please do this. We are desperate for this type of forward looking perspective.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Donna Bruenger  
2539 Carolina Ave  
Louisville, KY 40205  
CarolinaAvenue@outlook.com

## Williams, Julia

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**From:** Keith LaBelle <keithlabelle@msn.com>  
**Sent:** Monday, September 30, 2019 11:03 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

One Park is an opportunity for our city to not only capitalize on the potential that exists for our great city. A non-native proud to call this city home...when will we seek to advance thoughtful development so we can shout to the world...IT'S POSSIBLE HERE!! Take a blighted intersection and make it a statement/world-class statement!

Best,  
Keith LaBelle  
502.619.8533  
keithlabelle@msn.com

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Keith LaBelle  
334 Monohan Dr  
Louisville, KY 40207  
keithlabelle@msn.com

## Williams, Julia

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**From:** Thomas Butler <thomas.s.butler@gmail.com>  
**Sent:** Monday, September 30, 2019 11:02 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I work in the housing/real estate industry. I believe this development will be a net positive for our community.

Sincerely,

Thomas Butler  
1355 Bardstown Rd Apt 212  
Louisville, KY 40204  
thomas.s.butler@gmail.com

## Williams, Julia

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**From:** Rebecca Kamer <rebeccakamer@gmail.com>  
**Sent:** Monday, September 30, 2019 11:02 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am excited to buy a condo here!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Rebecca Kamer  
1172 E Broadway Unit 121  
Louisville, KY 40204  
rebeccakamer@gmail.com

## Williams, Julia

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**From:** Susan <susansmini@aol.com>  
**Sent:** Monday, September 30, 2019 8:26 PM  
**To:** Williams, Julia  
**Subject:** One Park

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Dear Ms. Williams:

I know that you will most likely receive this too late for this evenings meeting, but I would still like to share my thoughts.

My husband and I have been in our home for forty eight years. We have no resources to move or relocate. When we bought our small two bedroom home on Tyler Parkway, the Highlands were considered too close to the city downtown. My mother thought we were out of our minds, but we could afford our little house and my aging in-laws were just a block or so over on Rosewood. We raised two daughters of our own and one we adopted as a teenager. We got them all through college despite the fact that my husband was disabled at his job in 1995 when our eldest was a high school sophomore.

During all those years Louisville was growing up and the Highlands were changing. We have adapted to so many changes, but turning the incredibly busy intersection of Lexington and Grinstead Roads into the site of a major development is beyond belief. How could putting hundreds of apartments, hotel rooms, as well as retail space on what is a relatively small 3.5 acres of land be a good idea? Especially next to an area that already becomes problematic each rush hour? I keep reading comparisons to other cities. Did any of them deliberately place a huge development on a small property in a congested area?

Along with the other problems, I hope you will address the climate repercussions of massive construction and ongoing energy consumption of an edifice of this size.

While we are unable to attend tonight's meeting, please be assured that a great many local citizens are watching with baited breath as we watch our future being written for us.

Sincerely,

Susan Travis

## Williams, Julia

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**From:** Garrett Diebold <garrettdiebold1@gmail.com>  
**Sent:** Monday, September 30, 2019 3:28 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Garrett Diebold  
2209 Patterson Ave  
Louisville, KY 40204  
garrettdiebold1@gmail.com

## Williams, Julia

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**From:** Lary Saltzman <saltzydog@gmail.com>  
**Sent:** Monday, September 30, 2019 1:09 PM  
**To:** Williams, Julia  
**Subject:** One Park

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I am for the One Park project.  
Lary

## Williams, Julia

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**From:** Kristy Calman <kristy.calman@gmail.com>  
**Sent:** Monday, September 30, 2019 1:00 PM  
**To:** Williams, Julia  
**Subject:** RE: case number 16ZONE1044

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I am writing to express my negative opinion regarding the development planned for the intersection of Grinstead and Lexington Road. The size of the project is totally out of character for the neighborhood. The resulting traffic will overwhelm streets that already have more strain than they can handle (particularly with the lane closures currently underway). Developments like this will only serve to drive out residents who currently live in the area.

If the developer wants to build something of this size, let them go outside these areas. If they are insistent on building on that site, they need to scale to project to fit into the area.

Sincerely,

Kristy Calman  
2943 Bon Air Ave, 40205  
502-262-8399



## Williams, Julia

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**From:** ckolb2001 <ckolb2001@aol.com>  
**Sent:** Monday, September 30, 2019 12:44 PM  
**To:** Williams, Julia  
**Subject:** I oppose Zoning Change at Lexington/Grinstead

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Dear Ms. Williams,

I am a registered Architect and a 46-year resident of the upper Highlands. I live in the Tyler Park neighborhood.

I vigorously oppose One Park's request for a Zoning change from C2 to PDD.

The proposed building is vastly overscaled, and inappropriate in density and style, to the adjacent neighborhoods.

The site in question is literally an "entrance" to the historic neighborhoods which surround it.

Those wonderful neighborhoods are filled with beautifully-detailed small homes, most of which are less than 3000 sf and less than 40 ft tall.

The height, massing, and density of the proposed buildings would overpower and diminish the quality of all the nearby neighborhoods, not to mention our beautiful Cherokee Park.

I do not oppose an appropriate project being built on this site. But let them design only within the current C2 parameters.

Zoning is meant to protect residents from inappropriate neighboring land usages which would cause eyesores, inconvenience, congestion, and discord. Differing usages are separated into different zones.

This development will not only worsen the existing traffic congestion on Grinstead, Lexington, and I-64.

It will also diminish the neighborhoods.

The scale does not fit in, and the proposed buildings will be far too massive to ignore.

And to add insult to injury, an approval of this One Park development would, by precedent, then open the door to additional future high-rise buildings around Cherokee Park.

Let the developers build this monstrosity downtown, where at least the scale is more appropriate.

Please do not approve this zoning change.

Thank you

Carole Kolb

## Williams, Julia

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**From:** Kendalyn Darling <kendydarling@gmail.com>  
**Sent:** Monday, September 30, 2019 1:33 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Great for the City!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Kendalyn Darling  
9516 Gutenberg Rd  
Louisville, KY 40299  
kendydarling@gmail.com

## Williams, Julia

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**From:** Genevieve Foxworth <genevieve.foxworth@gmail.com>  
**Sent:** Monday, September 30, 2019 1:23 PM  
**To:** Williams, Julia  
**Subject:** One Park

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello,

I am unable to attend the zoning meeting tonight but I am in support of the project. It's not perfect and I wish that development code focused more on environmental impact but Louisville is ready for a little more density.

Thank you,  
Genevieve Foxworth  
Schnitzelburg  
502.387.3122

Sent from my Speak 'n Spell.

## Williams, Julia

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**From:** Cara Riehl <carapinotti@gmail.com>  
**Sent:** Monday, September 30, 2019 1:24 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Cara Riehl  
1012 Springside Way  
Louisville, KY 40223  
carapinotti@gmail.com

## Williams, Julia

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**From:** Stacy Myers <stacy@metrorealtyky.com>  
**Sent:** Monday, September 30, 2019 1:21 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Stacy Myers  
10323 Linn Station Rd  
Louisville, KY 40223  
stacy@metrorealtyky.com

## Williams, Julia

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**From:** Ray Brundige <brundige@iglou.com>  
**Sent:** Monday, September 30, 2019 11:10 AM  
**To:** Williams, Julia  
**Subject:** Comments for Case 16ZONE1044

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Ms. Williams –

Have any of the traffic studies been filed?

Please add this comment to the public record: I have concerns about the required infrastructure, including electrical, water, and sewer. How will they be added to the existing infrastructure? How will the costs of those additions be paid?

- Ray Brundige

**Williams, Julia**

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**From:** Gail Henson <grhenson@gmail.com>  
**Sent:** Monday, September 30, 2019 11:23 AM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044 One Park

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Dear Ms. Williams,

As a 40-year resident of Bonnycastle at Cherokee Road, I value the historic and traditional neighborhood and access to Cherokee Park.

Development of the parcels at Grinstead and Lexington Road in a way that preserves the historic and traditional design and entry to the park would be valued.

The proposed Park One neither fits in scale, appearance, or intent, so I would voice my opposition to this project.

Besides being out of scale with the neighborhood, the traffic is already a nightmare for those of us who try to get to 64 in the morning or off 64 in the afternoon. Such development will exacerbate the situation even more.

Please register my opposition to this particular plan.

Gail Henson  
2335 Bonnycastle Ave, Louisville, KY 40205

George Sales - Bonnycastle 42  
voice support for one park years

terrific design for important  
intersection  
Entry way to Highlands &  
downtown

Tired of Developers from other  
cities developing here & then  
leaving - keeping money here in  
city

Cultural changes in next generation  
will not be traffic congestion  
- less traffic & less cars  
family could stay in hotel  
close to where he lives

Corner now is hodge podge  
Development for next generation  
well designed

It not a problem

Plan is well thought out

9/30/19 12:23 pm



## Williams, Julia

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**From:** denise wizer <dlw@dsatty.com>  
**Sent:** Monday, September 30, 2019 9:40 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

denise wizer  
2801 Thistlewood Dr  
Louisville, KY 40206  
dlw@dsatty.com

## Williams, Julia

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**From:** Billy Davis <billyd@bellsouth.net>  
**Sent:** Monday, September 30, 2019 9:46 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Billy Davis  
1845 Shady Ln  
Louisville, KY 40205  
billyd@bellsouth.net

**Williams, Julia**

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**From:** Brian Payne <brian.payne.ky@gmail.com>  
**Sent:** Monday, September 30, 2019 9:55 AM  
**To:** Williams, Julia  
**Subject:** RE: Case Number 16ZONE1044

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Mrs. Williams,

I am writing to oppose the development proposed at Lexington Rd. and Grinstead Dr. known as One Park. I believe this development is too large and does not fit with the neighborhoods it borders.

Sincerely,

Brian Payne  
124 Franck Ave, Louisville, KY 40206



## Williams, Julia

---

**From:** Paige Shank <paige.shank@gmail.com>  
**Sent:** Friday, September 27, 2019 10:02 PM  
**To:** Williams, Julia  
**Subject:** Case #16ZONE1044

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I oppose the One Park project. The structure is too massive and is not in keeping with the long-standing neighborhood.

Sent from my iPhone

## Williams, Julia

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**From:** Nicole Hambleton <enicoleh@gmail.com>  
**Sent:** Friday, September 27, 2019 10:20 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

To Whom It May Concern,

I'm writing to show my support in opposition of the One Park (16ZONE1044) project. I don't believe it's best for the community and will be present in community meetings to voice that in person .

Thanks,  
Nicole Hambleton  
502.442.1375  
Highlands resident -40205  
Sent from my iPhone

## Williams, Julia

---

**From:** Garrett Adams <gadamsky@aol.com>  
**Sent:** Friday, September 27, 2019 10:38 PM  
**To:** Williams, Julia  
**Cc:** Greg Fischer\_(Mayor); Hollander Councilman Bill  
**Subject:** "Case 16ZONE1044" , "One Park" Development

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Dear Ms. Williams,

Our house, built in 1905 on the corner of Lexington Road and Stilz is a neighborhood anchor. We have lived in our home on the corner of Lexington Road and Stilz Avenue in the Crescent Hill Neighborhood for forty years. We cherish our neighborhood. For at least twenty of those years I rode my bicycle safely to my work at the Children's Hospital at Floyd and Chestnut downtown.

The proposed One Park Development would have a destructive and chilling effect on the Crescent Hill neighborhood and is incompatible with the present "Traditional Neighborhood Zoning District" zoning designation.

Traffic at the proposed site is heavy now. As a bicyclist, the intersection between Grinstead Drive and Lexington Road is fraught with danger. Addition of more cars from the One Park Development will make navigation of the intersection even more risky and dangerous for bicyclists and pedestrians.

My wife, Lane, and I strongly oppose a zoning change that would grant a permit for building the One Park Development.

Garrett and Lane Adams

Garrett Adams  
2975 Lexington Rd  
Louisville, KY 40206

502-895-8847 H  
502-432-4022 C

**Williams, Julia**

---

**From:** Mary P Sheridan <sheridanmaryp@gmail.com>  
**Sent:** Saturday, September 28, 2019 1:28 PM  
**To:** Williams, Julia  
**Subject:** Oppose number 16ZONE1044

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I adamantly oppose the massive development project at the corner of Lexington Road and Grinstead Drive, adjacent to Cherokee Park. We do not have the infrastructure, esp the traffic and parking.

NO to this development.

Mary P Sheridan

## Williams, Julia

---

**From:** Kate Talamini <katetalo@bellsouth.net>  
**Sent:** Monday, September 30, 2019 9:31 AM  
**To:** Williams, Julia  
**Subject:** One Park Objection

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams,

In light of tonight's important meeting regarding plans for "One Park", please note my voice in favor of construction or improvement to the property, but within the confines of the current C-2 development guidelines.

Thank you,  
Catherine Talamini  
Louisville, KY 40207



## Williams, Julia

---

**From:** Martha P. Lundgren <mperry@bellarmine.edu>  
**Sent:** Monday, September 30, 2019 9:05 AM  
**To:** Williams, Julia  
**Subject:** regarding case number 16ZONE1044

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Dear Ms. Williams,

Regarding case number 16ZONE1044:

I am writing to reiterate my position as strongly opposing the proposed One Park development at Grinstead Drive and Lexington Road. While the idea of new development there is not at all unwelcome and has been somewhat adjusted for size, the remaining height and density of the project is still very much out of line with the surrounding area. Seven or eight stories per tower is more than enough. The size of this proposed project is simply off-base. It is not a good fit or location for the surrounding neighborhoods or for a development of this size and scope.

This area is already overrun with traffic. I do not believe the current traffic studies show the entire story, and feel that the congestion will be far, far worse than projected.

Thank you for listening.

Sincerely,  
Martha Lundgren  
2937 Lexington Road

## Williams, Julia

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**From:** Elizabeth D <elizabethdels@hotmail.com>  
**Sent:** Monday, September 30, 2019 9:15 AM  
**To:** Williams, Julia  
**Subject:** Case number 16zone1044

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Please don't allow One Tower to be built.

Elizabeth DelSignore  
502-544-6176

Get [Outlook for iOS](#)

## Williams, Julia

---

**From:** Deirdre Seim <theseimfamily@gmail.com>  
**Sent:** Monday, September 30, 2019 8:32 AM  
**To:** Williams, Julia  
**Subject:** One Park development, zoning change hearing.

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The current zoning for this 3 acre piece of land is C2. C2 zoning already permits up to 240 units per acre and with set backs, buildings of up to 8 stories in height. In addition, commercial space is also permitted without reducing the number of dwelling units. So, the current zoning allows over 700 dwelling units PLUS commercial space on this small piece of land. There is no justification for changing the zoning to allow a massive development that is completely out of keeping with ALL of the surrounding area.

I urge the Planning Commission to NOT grant a zoning change to Jefferson Development for this site.

Sincerely,

Deirdre Seim

937 Cherokee Rd, Louisville, KY 40204

## Williams, Julia

---

**From:** Pat Price <winterpat5@yahoo.com>  
**Sent:** Sunday, September 29, 2019 9:51 PM  
**To:** Williams, Julia  
**Subject:** One Park

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Sent from Yahoo Mail on Android

I would like to offer my opposition to the zoning change for One Park . 421 multi family units, an 18 story hotel with 250 rooms and parking for 1202 cars coupled with commercial space is a HUGE amount of development for a 3 acre plot. How will services to business be provided, inventory delivered, parking for staff, as well as customer parking. At one meeting we were told the parking was reserved for apartment and hotel guests. This would be a great project for downtown Broadway. The developer has consistently ignored plan 2040's proposal for integration into a tradition neighborhood form district. 2040 is a well thought plan with multiple participation from residents, neighborhoods and commerce. One Park does not meet the intent of a planned development district. Also I don't believe the roadbed will carry the increased volume of traffic on the portion of Lexington road that runs along the cemetery wall. This is a narrow and twisty road. I have often tried to imagine how the roadway could be widened. I think it would be cost prohibited. 241 housing units is going to impact this road and I'm not even factoring hotel and commerce traffic. Lexington and Grinstead intersetion is congested during certain times of day and the backed up traffic can make for very slow flow. I have sat through the light 3 times before I could make it through the intersection. I know this site will be developed. I am not against this but this scale is too big for this site. Everyone wants to come to the highlands for the quality of life offered. We are loosing the quality. Developers overlook the fact that over saturation ruins the very thing they are selling. The current zoning allows for development. Changing it will enable further development in the area. I unfortunately see this happening now. Recent conversations on TV news broadcasts have touted NuLu and Frankfort avenue as livelier and CHEAPER than Bardstown Road. The young entrepreneurs are going elsewhere.

## Williams, Julia

---

**From:** Patricia Larkin <plarkin1946@gmail.com>  
**Sent:** Sunday, September 29, 2019 9:37 PM  
**To:** Williams, Julia  
**Subject:** Case No. 16ZONE1044.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

As a resident of the Bonnycastle neighborhood I am writing to express my opposition to the proposed development at the intersection of Grinstead and Lexington Roads as it is currently drafted.

I will state emphatically that I am not opposed to development that is appropriate to the land and surrounding neighborhoods. The development needs to be at a more modest height, and one which is in keeping with the character and historical significance of the surrounding area.

I am a Louisville native who lived in Washington, DC for 10 years. Having reviewed the proposed height and design elements I am reminded of the horrific area outside of DC known as Crystal City, Virginia.

Of even worse, the multi level glass monstrosities in Miami.

Please please, development is essential to the life of our metropolitan area, but it needs to preserve the things that make Louisville the unique and wonderful place it is.

Anybody can build, build, build. But the true character of a place should be preserved along with development.

People who want to live in Crystal City or Miami should live there and not try to turn us into something that will destroy our way of life and our unique and wonderful neighborhoods.

Thank you.

Patricia L. Larkin  
2105 Sherwood Avenue  
Louisville, KY 40205

## Williams, Julia

---

**From:** Edward Connelly <patrickdortmund1710@gmail.com>  
**Sent:** Sunday, September 29, 2019 8:51 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Edward Connelly  
1710 Dundee Way  
Louisville, KY 40205  
patrickdortmund1710@gmail.com

## Williams, Julia

---

**From:** Patricia <patriciaconnally@hotmail.com>  
**Sent:** Sunday, September 29, 2019 6:51 PM  
**To:** Williams, Julia  
**Subject:** One Park

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Julia,

Please include my disapproval of the One Park development in the materials presented at the Public Hearing on Sept 30th as I am unable to attend.

- 1) The One Park development is too, too tall. There are currently no other buildings that stand as tall (maybe 1400 Willow?) which are visible from within Cherokee Park. We should treasure our urban green areas and protect the calm and quiet that they offer our ever-frenzied lives. The feeling of escape that Cherokee Park offers when residents are walking, biking, hiking, or just relaxing will be infringed upon by the visual interruption of the tower and the increased road noise that will occur just outside the park, inevitably creeping into the calm of the park itself. We are lucky to have a place right in the middle of our city where you cannot hear or feel the busy city around you. Please, let's protect that gift. Development can be magnificent, but we should not overlook what will be lost in the process.
- 2) The traffic created by the development will create havoc. The 2 lanes in each direction on Grinstead Drive become congested during some parts of the day as it is, so that stretch of road is not going to easily absorb the traffic predicted by the development. The Lexington Road side is only 2 lanes, as well, and will not easily handle the thousands and thousands of cars that will be added to the intersections.
- 3) The development design does not fit the historical setting of the neighborhood. There does not seem to have been given any thought towards building something that would enhance or complement the surrounding areas' architecture.

Please please please do not vote in favor of One Park.

Thank you,

Patricia Connally  
Bonnycastle neighborhood

## Williams, Julia

---

**From:** Kevin Gue <kevin.gue@icloud.com>  
**Sent:** Sunday, September 29, 2019 4:01 PM  
**To:** Williams, Julia; Councilman Bill Hollander  
**Subject:** One Park: Case 16ZONE1044

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Dear Ms. Williams, Mr. Hollander,

I am writing to OPPOSE the development called One Park at the intersection of Grinstead Drive and Lexington Road. I live approximately 3/4 mile from the site, on Lexington Road. I am well acquainted with the planned development, and have attended one of the previous open meetings.

I strongly oppose this project for four main reasons:

1. The plan is completely outside the character of this part of Louisville, and as such violates the Traditional Neighborhood Form District as described in Plan 2040.
2. The size and scale of this development is inappropriate for the intended site—it belongs downtown, where current zoning would accommodate it.
3. The current C-2 zoning is perfectly adequate for this site. I welcome a nice development within the current guidelines.
4. A development of this scale (along with the zoning change) will inevitably lead to more development of similar type and scale on surrounding properties. The developer actually said in one of the first meetings (believing, incredibly, that this would be appealing), “Think Buckhead in Atlanta.” I lived in Atlanta for many years, and I know very well what Buckhead means: high-end skyscraper after skyscraper resulting in stifling traffic and a completely unlivable community. No, thanks.

I am confident that you will keep the interests of our community at the forefront and OPPOSE the One Park development as currently described.

Sincerely,

—Kevin Gue  
2920 Lexington Road, Louisville, 40206  
334-559-3426

---

Kevin Gue



## Williams, Julia

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**From:** Jo Stansbury <stansburyjo@gmail.com>  
**Sent:** Sunday, September 29, 2019 2:45 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jo Stansbury  
5622 Stansbury Ln  
Louisville, KY 40291  
stansburyjo@gmail.com

## Williams, Julia

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**From:** April Davenport <parrothead953@aol.com>  
**Sent:** Sunday, September 29, 2019 4:52 AM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

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Ms Williams,

As a homeowner in the Bonnycastle neighborhood and a taxpayer who works downtown, I oppose this project. It is too big for the space and the character of the community. Further, adequate infrastructure does not exist to support it including infrastructure beyond the control of Metro government. Please take all efforts to stop this plan from moving forward.

All best,  
April L Davenport, Esq.

Sent from my iPad

**Williams, Julia**

---

**From:** Alison Cromer <abcromer@icloud.com>  
**Sent:** Saturday, September 28, 2019 3:25 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

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Although pro-development I am opposed to a zoning change for One Park. It's too much traffic for this location. If Louisville had a light rail or subway system this might make sense but to add this number of cars will cripple the entire community.

Regards,  
Alison Cromer  
2140 Bonnycastle Ave  
40205

## Williams, Julia

---

**From:** Ann Schell <adschell@bellsouth.net>  
**Sent:** Monday, September 30, 2019 9:45 AM  
**To:** Williams, Julia  
**Cc:** Ivan Schell; adschell@bellsouth.net  
**Subject:** One Park Project

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Dear Ms. Williams,

Re: Case # 16ZONE1044

In light of tonight's important meeting regarding plans for "One Park," please note my voice in favor of construction or improvement to the property, but within the confines of the current C-2 development

Ann Schell  
599 Garden Drive 40206

Ann Duggins Schell, JD, LL.M.  
Ann Duggins Schell PSC  
4350 Brownsboro Road, Suite 110  
Louisville, Kentucky 40207

Telephone: 502-894-8440  
[adschell@bellsouth.net](mailto:adschell@bellsouth.net) <<mailto:adschell@bellsouth.net>>

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**Williams, Julia**

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**From:** Dotson, Fran <FDotson@shslou.org>  
**Sent:** Monday, September 30, 2019 9:47 AM  
**To:** Williams, Julia  
**Subject:** Regarding case number 16ZONE1044:

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Dear Ms. Williams,

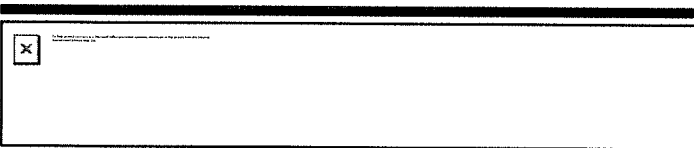
Regarding case number 16ZONE1044:

I am writing to strongly oppose the proposed One Park development at Grinstead Drive and Lexington Road. It would be wonderful to have some new development in the area as long as it is carefully planned and constructed. A project of the One Park magnitude is certain to cause a host of problems – including severe traffic congestion. In addition, the proposed development does not complement the surrounding areas of Cherokee, Clifton and Crescent Hill, and would frankly seem out of place and character.

I appreciate the opportunity to voice my concerns, and thank you for your time and attention to this matter.

Sincerely,  
Fran Dotson  
206 Crescent Court

**Fran Dotson**  
SHA Counselor  
[FDotson@shslou.org](mailto:FDotson@shslou.org)



---

3175 Lexington Road | Louisville, KY | 40206  
Ph. (502) 897-6988 | Fax (502) 896-3935  
<http://www.shslou.org>

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## Williams, Julia

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**From:** Collins cogan <collinscogan@gmail.com>  
**Sent:** Friday, September 27, 2019 3:27 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Collins cogan  
1009 Alta Vista Rd  
Louisville, KY 40205  
collinscogan@gmail.com

## Williams, Julia

---

**From:** Mary Ellen Harned <harneds@twc.com>  
**Sent:** Friday, September 27, 2019 3:04 PM  
**To:** Williams, Julia  
**Cc:** bill.hollander@louisville.gov  
**Subject:** opposition to One Park development (CASE 16ZONE1044)

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I am writing to express my strong opposition to the One Park proposal (Case 16ZONE1044) for which the developer is requesting a zoning change from C-2 to Planned Development District.

I live on nearby Top Hill Road and traverse the intersection of Lexington Road and Grinstead Drive daily. The prospect of an attractive development on this property could be appealing if its scale and density were compatible with nearby neighborhoods and did not aggravate current traffic congestion.

But in the One Park proposal, traffic volume would increase significantly! The addition of a development of 421 multi-family units, an 18-story hotel with 250 rooms, and 1202 parking spaces will compound the already heavy traffic at a busy intersection plus cars entering/exiting from the nearby I-64 interchange. I also worry about pedestrian safety at this location and understand that a new configuration would eliminate a pedestrian island as well. Although walking distance from my home, due to lack of sidewalks (except on one side of Lexington), I cannot just stroll down Lexington Road to access this location. The proposal does not show any effort to increase safe foot traffic for neighbors from any direction. Therefore, rather than enhancing pedestrian access, the proposal almost guarantees that one would need an automobile visit the One Park development.

Please place this letter in the file of record as opposing the zoning change. Thank you.

Mary Ellen Harned  
2601 Top Hill Road  
Louisville, KY 40206  
[harneds@twc.com](mailto:harneds@twc.com)

**Williams, Julia**

---

**From:** Frank Mellen <fjmellenjr@gmail.com>  
**Sent:** Friday, September 27, 2019 3:18 PM  
**To:** Williams, Julia  
**Cc:** beverly glascoock  
**Subject:** Case 16ZONE1044  
**Attachments:** IMG\_20190927\_0001.pdf

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Ms. Williams,

Please add the attached letter to the file in this case. Thank you.

Frank Mellen  
Beverly Glascock  
2944 Lexington Rd, Louisville, KY 40206



2944 Lexington Road  
Louisville, KY 40206

September 27, 2019

Ms. Julia Williams  
Case Manager  
Louisville Metro Planning Commission  
444 S. 5<sup>th</sup> Street  
Louisville, KY 40202

[Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)

Re: Case 16ZONE1044

Dear Ms. Williams,

We are writing to express our opposition to the "One Park" proposal that is currently pending before the Planning Commission. Our opposition is based on our personal knowledge of the surrounding neighborhoods, based on our residing for nearly 20 years in a house on Lexington Road that is one mile from the corner of Lexington Road and Grinstead Drive. During that period, one or both of us has driven past the location of the proposed development on a daily basis on our way to work or on personal errands. We have often walked and bicycled in Cherokee Park and on the Beargrass Creek trail, both of which are within eyesight of the location of the proposed development. Based on those personal experiences, we believe that the proposed development is not appropriate for this location.

The Crescent Hill Community Council has circulated a statement that lists four major issues that support the Council's opposition to the proposed development. We understand that representatives of the Council will be speaking at the public hearing on September 30. Rather than add to the length of the hearing by signing up to speak as well, we are writing to state for the record that we fully agree with the points of opposition in the Council's statement.

The points of opposition in the Council's statement are very well summarized on the numerous yard signs that have been placed recently in many yards in the neighborhoods near the site of the proposed development: "ONE PARK – TOO BIG – TOO TALL." These yard signs summarize very well our position on the proposed development.

Very truly yours,

*Frank Mellen*

Frank Mellen

*Beverly Glascock*

Beverly Glascock

## Williams, Julia

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**From:** Doug Singler <dsingler@messer.com>  
**Sent:** Friday, September 27, 2019 2:42 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I'm a past resident of Louisville and reside in another state at this time. I work many days a week in Louisville as a builder. I believe that this project is a great addition to the city. The city needs these kinds of developments close to downtown. In the future there is a possibility of relocating back to Louisville and want to see the community thrive.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Doug Singler  
190 Edgefield Dr  
Cleves, OH 45002  
dsingler@messer.com



## Williams, Julia

---

**From:** Bob Osborne <robteosborne6@gmail.com>  
**Sent:** Friday, September 27, 2019 2:42 PM  
**To:** Williams, Julia  
**Subject:** Sharing My Support for One Park

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Dear Supervisor Williams,

Below you will find a piece I wrote in BusinessFirst.

GUEST COMMENT: One Park is a positive for Louisville

We all know the area at Grinstead Drive and Lexington Road. It is a hodgepodge of unplanned buildings located between two major arterial roads adjacent to Interstate 64 and the Cochran Tunnel.

This property has been just about everything.

In fact, according to the terrific book, "Lost Restaurants of Louisville," shortly after World War II, a navy veteran bought a military surplus C-54 transport fuselage, plopped it down on the site and operated a short-lived casual restaurant inside of it.

In the 1950s, the fuselage was sold, refurbished and used to start a new Seattle-to-Tokyo airline route. After, there was a trailer park there as recently as the 1970s.

Since then, we have seen a beauty parlor, coffee shop, gas station, brake center, car wash, dry cleaner, pet store, bike shop, a second gas station, used car lot and two restaurants.

Urban planning has obviously not been present while all this was going on.

For instance, the ingress and egress to this property has been on all sides without any clear traffic planning. The buildings that housed all these properties were all different with no clear similarities.

There is virtually no green space, just acres of blacktop.

A partnership including locals Kevin Cogan, Junior Bridgeman and Dr. Mushtaque Juneja slowly secured all these properties, so all the land is now under one ownership umbrella. They have proposed a solid development called One Park. You have probably heard of this project.

The trio formulated plans for a noteworthy mixed-use development that incorporates multifamily housing, retail, restaurant, a hotel and offices. They held 12 public meetings to gather input, continually revising plans during the charrette process. One major change was to reduce the height of the development, so it is now shorter than the nearby local landmark, 1400 Willow.

They gathered and integrated many other suggestions, including a piazza designed for community outdoor gatherings and concerts and upper-level and street-level green infrastructure, including gardens and roof decks. Sidewalks are to be widened as part of numerous streetscape improvements and beautification to promote vibrancy, walkability and better, safer Cherokee Park access.

New rideshare drop-offs and bike lanes also are planned.

Presently, there are 18 “wild west” ingress and egress points to the property. The new design would reduce that number to a more orderly four curb cuts.

Traffic lanes and signals would be improved and more logical. By its very nature as a mixed-use project, drivers will be coming and leaving at different, more staggered times.

All the dialogue has helped. At the 12th and final public meeting the developers held in April, there were a significant number of supporters of all ages and backgrounds who rose to lend their support for One Park.

Several existing business owners on the site have voiced their desire to be a part of the new development.

I hope Louisville’s leaders will embrace One Park as an opportunity to move our city forward and support this exciting infill development.

— Bob Osborne is a retired business owner who specialized in environmental engineering. He has lived in the Cherokee Triangle since 1972. He is a past president and trustee of the Cherokee Triangle Neighborhood Association.

Sincerely,

Bob Osborne  
1270 Bassett Ave  
Louisville, KY 40204  
robteosborne6@gmail.com

## Williams, Julia

---

**From:** Ford, Will F  
**Sent:** Friday, September 27, 2019 12:46 PM  
**To:** Williams, Julia  
**Subject:** FW: Website Mayor Contact Form [#9203] - on

**From:** Website Contact Form for Mayor's Office [<mailto:no-reply@wufoo.com>]  
**Sent:** Friday, September 27, 2019 11:49 AM  
**To:** Mayor Information <[Mayor.Information@louisvilleky.gov](mailto:Mayor.Information@louisvilleky.gov)>  
**Subject:** Website Mayor Contact Form [#9203] - on

**Date \*** Friday, September 27, 2019

**Name \*** DIANE BELLAFRONTO

**Address**

\* 1699 TREVILIAN WAY  
LOUISVILLE, KY 40205  
United States

**Phone** (502) 553-5080

**Number**

\*

**Email \*** [d.bellafronto813@gmail.com](mailto:d.bellafronto813@gmail.com)

**Comment, question or concern:**

Dear Mayor Fischer:

A few years ago, I was fortunate to visit some of the magnificent cities of Eastern Europe, Prague, Vienna, Budapest, and returned to see our Louisville community with a different perspective. These cities balanced modern live-ability with a respect for tradition. Coincidentally, the plans for One Park were announced and I have followed them very closely. As a curious citizen, I read Plan 2040 and our Land Development Codes. From that research I have reached two conclusions 1) based on our planning and development principles and guidelines, the requested zoning change for this development should not be approved, 2) however, because of the economics of big business and many "soft" and unprovable arguments such as those as expressed by GLI, unfortunately, this zoning change will be approved. Nevertheless, I share my analysis with you. Thank you for your leadership of our community.

## STANDARD OF REVIEW FOR REZONING

Does the proposed form district /rezoning change comply with the applicable guidelines and policies (of) Plan 2040?

The purpose of this document is to prove that the Case Number 16ZONE1044, a request for a zoning change from C-2 to Planned Development District:

- Does not meet the intent of a Planned Development (PD) District, and
- Does not comply with Plan 2040 guidelines and policies.

### Review of Applicable Plans and Codes

#### 1. Louisville June 2019 Land Development Code (LDC), Chapter 2 Part 8, Planned Development District

##### 2.8.1 A. The intent of the PD District is to:

“Respect and reinforce the existing communities, integrating new development with existing development to ensure compatibility;

Promote the development of land that is consistent with the applicable form district;

Preserve the historic development patterns of existing neighborhoods.”

“The purpose of the PD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes.”

##### 2.8.2. Establishment of Planned Development Districts

“The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable form district.”

#### 2. Plan 2040

Plan 2040 is the long range planning document intended to guide Louisville Metro’s growth and development over the next 20 years. Effective January 2019, Plan 2040 represents “over 2 years of public input and discussion that engaged over 6,000 people across the community. To further illustrate the work involved in the development of Plan 2040, the creation process included:

60 meetings with local organizations 52 Work Group Meetings 9 Community Forums

17 Advisory Committee Meetings 9 Data Committee Meetings 4 CHASE Workshops

#### Purpose of Plan 2040

“Plan 2040 provides a framework to evaluate individual development and redevelopment proposals in light of the larger community’s stated goals and policies. In addition to guiding regulatory changes, Plan 2040 will assist in setting institutional priorities, helping guide policy development, and informing public investment. Plan 2040 intentionally strikes a balance between being overly general and overly detailed. This is to allow for flexibility given the uncertainties inherent in making any plan designed to be relevant for the next 20 years.”



## Elements of Plan 2040

Plan 2040 has 6 plan elements. Some are required by the statutes governing comprehensive planning in Kentucky. Others come from the Louisville Metro's previous plan, Cornerstone 2020, or from the Plan 2040 creation process itself. The element most applicable to the review of this zoning change request is called the Community Form. The Community Form element is intended to guide the shape, scale and character of a proposed development.

### Form Districts

A Form District is simply a pattern of development.

Plan 2040 identifies 13 existing forms or patterns of development within Louisville Metro. Every parcel of land within Louisville Metro is assigned to a unique Form District. The site for One Park is in a Form District called Traditional Neighborhood and the neighborhoods surrounding this proposed development are all also TNs.

"The Form Districts then govern the form of development, regulating building height, setbacks, and similar design elements. Form Districts are tools that can be adopted by legislative bodies principally to deal with compatibility issues. The premise behind Form Districts is that compatibility is often determined by the physical form and pattern of development rather than the actual use of the land. Each Form District established in the Land Development Code represents a unique pattern of development that can be defined by physical criteria."

### Using Form Districts

"Form Districts are to be used to make land use and site development decisions."

Quoting directly from Plan 2040: Form Districts are to be used to:

2.1. Evaluate the appropriateness of a land development proposal in the context of:

2.1.1 the description, character and function of the Form District designated for the area in which the subject site is located:

2.1.2. the intensity and density of the proposed land use or mixture of land use;

2.1.3. the effect of the proposed development on the movement of people and goods; and

2.1.4. the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or proposed buildings with that of surrounding buildings."

### Traditional Neighborhood (TN) Form District

Here is the description of a TN as written in Plan 2040:

3.1.2. "This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public spaces.

For comparison, here are two other Plan 2040 Form Districts, Downtown and Urban Center Neighborhood.

3.1.1. Downtown: This form is characterized by its location near the center of the population it serves. The Downtown Form is comprised of predominantly office, commercial, civic, medical, high-density residential and cultural land uses. It has a grid pattern of streets designed to accommodate a large volume of vehicular traffic and public transportation. There are provisions for on-street and long-term parking of vehicles and for substantial pedestrian and non-vehicular movement within the district. Buildings are generally the greatest in volume and height in the metropolitan area, and there is public open space including plazas and squares.

3.1.12. Urban Center Neighborhood: Urban Center Neighborhoods typically adjoin Louisville's Central Business District and serve as a transition from Downtown Louisville to the surrounding neighborhoods and commercial corridors. These areas consist of higher intensity uses and higher density mixed-use buildings that accommodate retail, offices, rowhouses and apartments. This form should have a tight network of streets, with wide sidewalks, street trees and buildings set close to the sidewalks.

The proposal for the Planned Development District in the Irish Hill Neighborhood consists of commercial, hotel, office and multi-family units to be located in several multi-story buildings. The tallest portion of the development will be 18 stories. 421 multi-family units, 250 hotel rooms and 1,202 parking spaces are proposed for the 3.3 acre site. Two other form districts are a more appropriate match for this project.

#### Conclusions from Review of Plan 2040 and Applicable Codes

- a) A comparison of the descriptions of the above 3 Form Districts establishes that the requested Planned Development District is not compatible with the Traditional Neighborhood Form District as described in Plan 2040.
- b) Two other Form Districts are consistent with the development called One Park.
- c) The proposed development is not compatible with surrounding land uses in terms of mass, scale, height, building footprint and design.
- d) The existing C-2 zoning is compatible with the Traditional Neighborhood Form District.

## Use of the TN Form by the Developer

In the "Statement of Compliance" submitted by the developer received by the Planning Department on September 17, 2018, the following statements are included in the section called:

### Guideline 1 – Community Form

1. "This application and the PDD plan and pattern book accompanying it comply with this Guideline because the site is located in the Traditional Neighborhood Form District which encourages high density uses and a range of housing opportunities"

a) the developer has taken some liberty with the language of the TN form description. Referring to Plan 2040, the TN does not encourage high density, but very clearly states that "the higher density uses are encouraged to be located in centers or near parks". What is encouraged is the location of higher density uses, not high density. This is a critical distinction in evaluating the appropriateness of One Park for this site.

b) the distinction between higher and high density is a subtle point, but also an important one;

According to the Urban Land Institute: Density refers not only to high rise buildings. The definition of density depends on the context in which it is used. In their publication, "Higher Density Development – Myth or Fact", higher density simply means new residential and commercial development at a density that is higher than what is typically found in the existing community. For example, in a sprawling area with single-family detached homes on one-acre lots, single-family houses on one fourth or one-eight acre are considered higher density. In a more densely populated area with single-family houses on small lots, townhouses and apartments are considered higher density."

c) Regardless, of whether the term is higher or high, density for the purposes of housing and commercial development is defined as relative to the existing neighborhood.

2. "Traditional Neighborhoods are also encouraged to have open space, which this one does have with wide sidewalks and building alcoves and upper level landscaped plazas,"

a) The language in the description of the TN form reads "TNs often have and are encouraged to have a significant proportion of public open space such as parks or greenways". An upper level open space plaza would not be accessible to the general public but principally accessible to the residential and commercial and business units on the site.

### Guideline 2 – Centers

1. "The design of an activity center such as this one needs to be appropriate in terms of how it fits with adjoining uses and nearby neighborhoods. Once again, the only adjoiners are a public park, a cemetery and major arterials plus an interstate highway, plus several restaurants and offices along Lexington Road at Etley Avenue."

a) This description of the areas affected by One Park is very narrow. Indeed, the area affected by this development is much larger and broader, because its mass and scale could serve as an argument for similar developments along Lexington Road and on north and south Grinstead Drive. This development does indeed affect the entire communities of Irish Hill, Lexington Road, Crescent Hill and Cherokee Triangle, not just the properties immediately adjacent to One Park.

2. "The proposed "One Park" PDD project is designed to encourage a high level of pedestrian and bicycle usage"

a) There are no existing sidewalks along Lexington Road in both the east and west direction from the proposed development. Going north on Grinstead, the sidewalk is very limited. One Park is only walkable from Cherokee Road and Grinstead Drive south of the development.

b) As a bicyclist with over 10,000 touring miles, I can attest that this intersection is currently very dangerous. Common Louisville Bicycle Club touring routes avoid riding on Lexington Road east of the development and on Grinstead Drive south of the development because of the traffic and, because of the limited visibility, the outbound stretch of Lexington Road from downtown Louisville is also avoided. With the additional traffic incurred, this development will do nothing to enhance the bike-ability of the area.

#### Conclusions

→ An exhaustive review of Plan 2040 and LDC codes applicable to One Park proves that this project does not meet the criteria for approval for a change in zoning from C-2 to Planned Development District.

→ One Park is not compatible with the Traditional Neighborhood Form District.

→ One Park is compatible with the Downtown or the Urban Center Neighborhood Form District.

→ One Park does not meet the intent of a Planned Development District.

#### Summary

The development of One Park in a Traditional Neighborhood form district is analogous to trying "to fit a square peg in a round hole". No matter how hard you push, and twist, and turn that peg, it just doesn't fit!!

▪

**Williams, Julia**

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**From:** kristen <kristennicole@hotmail.com>  
**Sent:** Friday, September 27, 2019 12:22 PM  
**To:** Williams, Julia  
**Subject:** One Park  
**Attachments:** One Park Ltr..docx

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Hey Julia - Happy Friday! I have attached a letter from the Tyler Park Neighborhood Association regarding the One Park proposed zoning change. I feel I'm in a somewhat awkward position being as the association opposes it, so I just wanted to let you know. I do not plan on attending the hearing on Monday, but I believe that one of our members does. Hope you're well and that you have a good weekend.

Kristen



**TYLER PARK NEIGHBORHOOD ASSOCIATION**

P.O. Box 4452 • Louisville, Kentucky 40204

September 27, 2019

Julia Williams  
Planning Supervisor  
Louisville Metro Planning and Design

Ms. Williams,

The Tyler Park Neighborhood Association is opposed to a zoning change proposed "One Park" development, case #: 16ZONE1044. The scale of the proposed development is grossly out of character for the area and would greatly impact the quality of life in a negative way. While infill development is necessary and right for Louisville, this location is not appropriate for the scale and type of development proposed. In addition, it sits adjacent to an Olmsted park which would be overshadowed by the development and the area is already choked with traffic on a daily basis.

Sincerely,

Kristen Millwood  
President, Tyler Park Neighborhood Association

## Williams, Julia

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**From:** John Hawkins <johnhawkins502@gmail.com>  
**Sent:** Friday, September 27, 2019 11:49 AM  
**To:** Williams, Julia  
**Subject:** RE: 16ZONE1044

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Dear Ms. Williams,

While I am excited to see the possibility of redevelopment and new amenities at the intersection of Lexington Road and Grinstead Drive, I am compelled to voice my opposition to the proposed rezoning of the "One Park" site to a Planned Development District. Development at a height allowed by the existing C2 zoning is more appropriate for this location, and the plan as presented would be a much better fit for a downtown location. All of the proposed uses, including the hotel, are allowed under C2. Without sufficient public transit infrastructure to support the proposed density, the increased automobile traffic will have a negative effect on the quality of life in the surrounding neighborhoods.

It is my understanding that there will be no affordable housing units at this site. Louisville Metro Government's 2019 Housing Needs Assessment states that the metro area needs an additional 31,412 units for households making less than 30% of the area median income to fulfill the current need. This development needs to have affordable units, and to allow this development to move forward without addressing this need in some way is irresponsible.

Again, I am in favor of redevelopment at this site, but I oppose the proposed height and any rezoning that would allow it.

Sincerely,

John Hawkins

1206 Lexington Rd

**Williams, Julia**

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**From:** Tristan Johnson <tmjohn24@louisville.edu>  
**Sent:** Tuesday, September 3, 2019 1:05 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Tristan Johnson  
129 E Collins Ct  
Louisville, KY 40214  
tmjohn24@louisville.edu



**Williams, Julia**

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**From:** Priya Matadar <prmatadar@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:34 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Priya Matadar  
2121 Highland Springs Pl  
Louisville, KY 40245  
prmatadar@gmail.com

## Williams, Julia

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**From:** Manuel Carralero <manuel.carralero@yahoo.com>  
**Sent:** Friday, September 27, 2019 10:10 AM  
**To:** Sarah Almy  
**Cc:** Williams, Julia  
**Subject:** Re: 16zone1044

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Sarah, do you mind if I forward this letter to the Tyler Park neighbors? Many of us have exactly the same opinion as you and everything you state here aligns exactly with our thinking. It is high time we hold our elected and civil servants accountable.

Sent from my iPhone

On Sep 27, 2019, at 6:23 AM, Sarah Almy <[ssalmy@aol.com](mailto:ssalmy@aol.com)> wrote:

Dear Julia

You probably know that I have worked with and represented some neighborhood groups against developments but also I have great respect for developments that fit into the neighborhood, and make efforts to address the real issues that affect the existing community. For instance the development at Baxter and Broadway I think is not bad. But One Park is STILL out of control.

As a resident of Tyler Park and a frequent driver on Grinstead Drive (for access to I64, St. Matthews and the east end of the county), which will be jammed up if the proposed One Park is permitted to proceed, I adamantly oppose the project for several reasons.

Traffic has already reached nightmare proportions in this corridor, especially at but not limited to rush hour. This is a narrow passageway which is used not just by Cherokee Triangle, but also other residents including Tyler Park, for access as stated above. Sometimes now it takes 20 minutes to get through the light and often Cherokee Parkway is backed up nearly to Willow Avenue. If you look at an overhead view of the area you will see that it is like a funnel of a large area that relies on that one intersection - lots of vehicles ALREADY.

I attended two of the charrettes - one early and one of the most recent ones.

I don't mean to be rude, but I heard the statements made at a recent charette about how minimal the impact will be on traffic. NO WAY. It is dangerous and impossible to believe what was said about morning and evening rush hour. If you let this project proceed, you are going to create a permanent scar on the community. People wanting to access I64, St. Matthews or the east end will have to drive out to the Watterson to avoid Lexington/Grinstead. That's not a great option either concerning how heavy traffic has gotten on Newburg and Bardstown Roads. Why doesn't the Planning & Design Services Department employ a conservative traffic engineer to get ahead of potential problems that are caused by Commissioners just blindly believing whatever is told to them by paid hacks of developers? So when One Park is completed, exactly WHERE is

the traffic going to go? There's nowhere to expand the roadways. The developers, engineers, lawyers, etc., will have made their money and moved on. There will be "nothing we can do" when after-the-fact complaints go into the city. WHY? This giant project on that tiny space is going to be the worst nightmare of our lives in this area. The impact is incomprehensible and certainly not envisioned on those pretty pictures the developer will present.

Clearly most residents don't realize that by the time the hearing is held, it's a done deal in most instances. So "notice" and "due process" are very loosely used in this forum and the developer is at a greatly unfair advantage by bringing in a few hired guns and calling them "experts". The effect of such "experts" on the actual situation is never revealed and consequently the Commissioners sit there and nod in agreement without much actual understanding of what is really unfolding right before them. Neighbors think Commissioners are listening and considering what they say but I'm guessing they are just annoyed to have to listen to people complaining and don't realize they are watching their community being destroyed piece by piece. It is your job as a civil servant to protect the people. Make a stand. Don't let this happen. Don't be influenced by smooth talkers.

Here's another thing. Who is going to shop at those retail shops? They love to talk about "pedestrian traffic".....Well there are no nearby residents and anyone who tries to shop there by foot will likely take their lives in their hands. Not only that.....but retail establishments all over town are closing and the number of vacant buildings is getting larger ..... yet the Planning Commission keeps approving more empty retail space. What is going on with this? With the onslaught of online ordering, this is not the time to add more retail space. Even if the "boutiques" want to move into these storefronts, imagine what the rent will be. Boutique retailers will be looking for storefronts with walking customers, better parking and lower rents. The City needs to re-think our commercial zoning.

The Traditional Zone must be followed. One Park makes no effort to comply with the LDC and by being a PDD it is in violation of state zoning statutes by being an illegal zoning map amendment.

I appreciate that the developer "decreased" the density but it's still nowhere near enough. We all know they had to decrease the height because of the air traffic space restrictions, so no one is buying that they did it "voluntarily" and "out of their respect for community input". Hah.

And .....they are building a giant indoor parking lot. That should be creepy and will create more backup for traffic and more air pollution from idling engines. Ugh. This will have a negative environmental effect on the Beargrass Creek paths, Cave Hill and Cherokee Park. But perhaps the parking lot will provide a safe haven for our homeless residents which actually would be a plus for them.

My family uses the bluff on Cave Hill overlooking the park and the area to bury our dead. Low-level development is not an issue. But to build these tall buildings from which mourners can be observed is a blatant and rude intrusion into Cave Hill.

I am copying Mr. Carralero from the Tyler Park Neighborhood Association because even though we are neither in the first or second tier, we are going to feel the impact of this atrocity.

Thank you for managing the communications for this ridiculous project. I will be there on the 30th.

Sincerely,  
Sarah Almy

**Williams, Julia**

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**From:** David Doll <ddoll1950@gmail.com>  
**Sent:** Friday, September 27, 2019 10:15 AM  
**To:** Williams, Julia  
**Subject:** ONE PARK DEVELOPMENT  
**Attachments:** ONE PARK PLANNING & DESIGN.docx

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Ms. Williams,

I do not know if comments can be emailed and recorded, but I'd like to submit the attached on the One Park Development at Grinstead Drive & Lexington Road.

Thank you

## ONE PARK DEVELOPMENT

I'M NOT ENTERING INTO THE FRAY OF MY LIKE, OR DISLIKE, OF ONE PARK'S DESIGN. NO, I'D LIKE TO STRESS THAT WE ARE NOT LIVING IN ORDINARY TIMES. QUITE THE CONTRARY, WE ARE LIVING IN EXTRAORDINARY TIMES THAT IS PLEADING FOR EXTRAORDINARY MEASURES!

MAYOR FISHER, IN SPEAKING AT THE CLIMATE STRIKE IN JEFFERSON SQUARE ON FRIDAY, 9/20/19, DECLARED A CLIMATE EMERGENCY AND THAT "WE MUST TAKE ACTION NOW". I'M ENCOURAGED BY THE MAYOR'S ACKNOWLEDGEMENT AND URGE HIM TO STAY TRUE TO HIS PLEDGE AND ACT IMMEDIATELY AND AGGRESSIVELY TO ADDRESS THIS CLIMATE EMERGENCY. ALL OF OUR ELECTED, BUSINESS, AND COMMUNITY LEADERS NEED TO DO THE SAME.

THE CONSTRUCTION AND OPERATION OF BUILDINGS CONTRIBUTES TO ROUGHLY 39% OF CARBON EMISSIONS PRODUCED IN THE U.S. I APPLAUD ONE PARK'S ARCHITECTS FOR INCORPORATING MANY ENVIRONMENTALLY FRIENDLY DESIGNS AND MATERIALS INTO THEIR PROJECT, HOWEVER, IN THESE EXTRAORDINARY TIMES, WE NEED MORE, A LOT MORE.

IF WE ARE SERIOUS IN ADDRESSING THIS CLIMATE EMERGENCY WE MUST TAKE EXTRAORDINARY MEASURES, THIS INCLUDES PUTTING A MORITORIUM ON ALL NEW LAND DEVELOPMENT & BUILDING APPROVALS WHILE CURRENT CODES & REGULATIONS ARE REVIEWED AND REVISED. IN BUILDING CONSTRUCITON, CONSIDERATION MUST BE GIVEN TO ZERO NET CARBON EMISSION, A HIGHLY ENERGY EFFICIENT BUILDING THAT PRODUCES ON-SITE, OR PROCURES ENOUGH CARBON FREE RENEWABLE ENERGY TO MEET THE BUILDING OPERATIONS ENERGY CONSUMPTION.

BECAUSE LG&E HAS LAGGED BEHIND IN CONVERTING TO UTILITY SCALE RENEWABLE ENERGY, AND CONTINUES TO PROVIDE US WITH ENERGY FROM DIRTY COAL, WE MUST LOOK TOWARDS PURCHASING RENEWABLE ENERGY CERTIFICATES, CARBON CREDITS OR ENTERING IN POWER PURCHASE AGREEMENTS.

OUR WINDOW OF OPPORTUNITY TO SAVE THE PLANET IS CLOSING RAPIDLY. WE MUST CONSIDER THAT THE COST OF DOING BUSINESS AS USUAL IS ROBBING OUR CHILDREN AND GRANDCHILDREN OF THEIR RIGHTS TO LIVE LIFE FULLY, PEACEFULLY AND WITHOUT HAVING TO DEAL WITH A CLIMATE IN CHAOS!

WE CANNOT DARE TO CONTINUE TO LIVE AS IF THERE IS NO CLIMATE EMERGENCY!

## Williams, Julia

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**From:** Nick Passafiume <ppassafi@gmail.com>  
**Sent:** Thursday, September 26, 2019 4:45 PM  
**To:** Williams, Julia  
**Subject:** Fwd: One Park  
**Attachments:** STANDARD OF REVIEW FOR REZONING 4.docx

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Julia,

I am writing in support of Park One. Someone needs to be frank with these folks, and there is no nice way to do that. They live in a CITY. This is a forward thinking urban development that is appropriate for a CITY. Honestly 18 stories is smaller than 1400 Willow and one tower is actually very small. This is not near anyone's home, at all. The current site is as haphazard as some of the worst blocks in the west end. The developer cannot make money if any smaller.

Please see the email below where they are worried about Louisville becoming NYC. I think that cart passed 200 years ago. We are just trying to compete with Chattanooga at this point!

Will you allow me to speak in favor of this project? These NIMBYs in this city need to be aware that there is a new class of business leader who will not sit by idle as we continue to hemorrhage highly educated professionals to basically every city around us.

Thanks,

Nick Passafiume

----- Forwarded message -----

**From:** Diane Bellafronto <[onepark2much@yahoo.com](mailto:onepark2much@yahoo.com)>  
**Date:** Sun, Sep 22, 2019 at 2:59 PM  
**Subject:** One Park  
**To:** Diane Bellafronto <[onepark2much@yahoo.com](mailto:onepark2much@yahoo.com)>

One Park – proposed development for the triangle of Grinstead Drive, Lexington Road and Etley Avenue  
Regarding Zoning Change from C-2 to Planned Development District

Dear Neighbors,

You are receiving this email because you attended a Developer's Meeting for the project known as One Park. Regardless of your position on the development of this property, with the upcoming public meeting on September 30, 2019 in the Louisville Convention Center, the time is at hand to voice your opinion. To very clear, we support the development of the site but do oppose the request for the change in zoning. The current zoning C-2, allows for development of the property on a scale that is appropriate to the pattern of development in the

communities (Irish Hill, Crescent Hill, Lexington Road, and Cherokee Triangle) that surround this property. Public comments and input are critical to the review of this proposed change. Your opinion can be heard by:

- \*Immediately contacting our mayor and your council member;

- \*Immediately sending an email to Julia Williams, case manager for the proposal. Julia's email address is [Julia.williams@louisvilleky.gov](mailto:Julia.williams@louisvilleky.gov). Please refer to the case number for this zoning change, 16ZONE1044. Your comments should be received prior to the public meeting on September 30, 2019;

- \*Attending and speaking at the public meeting on September 30.

Included with this email are: a) suggestions for comments that you may use in support of our position, and b) an attachment that is a comprehensive review of our position, which we are submitting to Ms. Williams.

The attachment heavily references two documents that are critical to understanding the vision for development in Metro Louisville. To those of you who want a better understanding of planning and development guidelines for Metro Louisville, we refer you to: a) Plan 2040, the long range planning document intended to guide Louisville Metro's growth and development over the next 20 years. To access Plan 2040, Google "Plan 2040 Louisville", and b) The 2019 Land Development Code, particularly Chapter 5: Form Districts. Google "Louisville Land Development Code, 2019 version. We graciously thank you for your interest in this development and, regardless on your position, encourage you to educate yourself about this project. Please feel free to contact us at [onepark2much@yahoo.com](mailto:onepark2much@yahoo.com).

Vesna Alač - Cherokee Triangle Historical District

Diane Bellafronto - Belknap Neighborhood

Phil Samuel - Clifton Neighborhood

#### SUGGESTIONS FOR COMMENTS

- \* I support the development of the site and oppose the requested change in zoning. The existing commercial zoning, C-2, allows the developer to build a mixed-use project, including a hotel. The only limitation, under C2, is the height of the project.

- \* One Park is not a development that fits in with the surrounding traditional neighborhoods. 421 multi-family units, an 18 story hotel with 250 rooms, and 1202 parking spaces, as well as, commercial and business space are proposed for the 3.3 acre site.

- \* Because of its size and scale, One Park is a project most appropriate for downtown Louisville.

- \*If this project is approved, this opens opportunities for similar high rise developments around our park

- \*I don't want our parks to be ringed with high rises like Central Park in New York City, without similar mass transit options.

- \*There is no low-income housing planned for the site. On September 6, 2019, Bloomberg reported that the fastest growing jobs in the US will pay an annual salary of \$24,000.

- \*A requirement of a Planned Development District, the zoning requested for One Park, is to work with the local community to plan the project. The public meetings held about this project did not meet the intent of this requirement.

Please feel free to use any of these arguments, as well as your own, and put them in your words. Your support is essential and much valued.



# Case Number: 16ZONE1044

## STANDARD OF REVIEW FOR REZONING

Does the proposed form district /rezoning change comply with the applicable guidelines and policies (of) Plan 2040?

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- Does not comply with Plan 2040 guidelines and policies.

### Review of Applicable Plans and Codes

1. Louisville June 2019 Land Development Code (LDC), Chapter 2 Part 8, Planned Development District

2.8.1 A. The intent of the PD District is to:

“Respect and reinforce the existing communities, integrating new development with existing development to ensure compatibility;

Promote the development of land that is consistent with the applicable form district;

Preserve the historic development patterns of existing neighborhoods.”

“The purpose of the PD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes.”

2.8.2. Establishment of Planned Development Districts

“The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable form district.”

### 2. Plan 2040

Plan 2040 is the long range planning document intended to guide Louisville Metro’s growth and development over the next 20 years. Effective January 2019, Plan 2040 represents “over 2 years of public input and discussion that engaged over 6,000 people across the community. To further illustrate the work involved in the development of Plan 2040, the creation process included:

60 meetings with local organizations  
17 Advisory Committee Meetings

52 Work Group Meetings  
9 Data Committee Meetings

9 Community Forums  
4 CHASE Workshops

**Purpose of Plan 2040**

“Plan 2040 provides a framework to evaluate individual development and redevelopment proposals in light of the larger community’s stated goals and policies. In addition to guiding regulatory changes, Plan 2040 will assist in setting institutional priorities, helping guide policy development, and informing public investment. Plan 2040 intentionally strikes a balance between being overly general and overly detailed. This is to allow for flexibility given the uncertainties inherent in making any plan designed to be relevant for the next 20 years.”

**Elements of Plan 2040**

Plan 2040 has 6 plan elements. Some are required by the statutes governing comprehensive planning in Kentucky. Others come from the Louisville Metro’s previous plan, Cornerstone 2020, or from the Plan 2040 creation process itself. The element most applicable to the review of this zoning change request is called the Community Form. The Community Form element is intended to guide the shape, scale and character of a proposed development.

**Form Districts**

A Form District is simply *a pattern of development*.

Plan 2040 identifies 13 existing forms or patterns of development within Louisville Metro. Every parcel of land within Louisville Metro is assigned to a unique Form District. The site for One Park is in a Form District called Traditional Neighborhood and the neighborhoods surrounding this proposed development are all also TNs. (See attached Lojic map)

“The Form Districts then govern the form of development, regulating building height, setbacks, and similar design elements. Form Districts are tools that can be adopted by legislative bodies principally to deal with compatibility issues. The premise behind Form Districts is that compatibility is often determined by the physical form and pattern of development rather than the actual use of the land. Each Form District established in the Land Development Code represents a unique pattern of development that can be defined by physical criteria.”

**Using Form Districts**

***“Form Districts are to be used to make land use and site development decisions.”***

Quoting directly from Plan 2040: Form Districts are to be used to:

2.1. Evaluate the appropriateness of a land development proposal in the context of:

2.1.1 the description, character and function of the Form District designated for the area in which the subject site is located:

2.1.2. the intensity and density of the proposed land use or mixture of land use;

2.1.3. the effect of the proposed development on the movement of people and goods; and

2.1.4. the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or proposed buildings with that of surrounding buildings.”

### **Traditional Neighborhood (TN) Form District**

Here is the description of a TN as written in Plan 2040:

3.1.2. “This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public spaces.

For comparison, here are two other Plan 2040 Form Districts, Downtown and Urban Center Neighborhood.

3.1.1. **Downtown:** This form is characterized by its location near the center of the population it serves. The Downtown Form is comprised of predominantly office, commercial, civic, medical, **high-density residential** and cultural land uses. It has a grid pattern of streets designed to accommodate a large volume of vehicular traffic and public transportation. There are provisions for on-street and long-term parking of vehicles and for substantial pedestrian and non-vehicular movement within the district. ***Buildings are generally the greatest in volume and height in the metropolitan area,*** and there is public open space including plazas and squares.

3.1.12. **Urban Center Neighborhood:** Urban Center Neighborhoods typically adjoin Louisville’s Central Business District and serve as a transition from Downtown Louisville to the surrounding neighborhoods and commercial corridors. These areas consist of higher intensity uses and higher density mixed-use buildings that accommodate retail, offices, rowhouses and apartments. This form should have a tight network of streets, with wide sidewalks, street trees and buildings set close to the sidewalks.

## Case Number: 16ZONE1044

The proposal for the Planned Development District in the Irish Hill Neighborhood consists of commercial, hotel, office and multi-family units to be located in several multi-story buildings. The tallest portion of the development will be 18 stories. 421 multi-family units, 250 hotel rooms and 1,202 parking spaces are proposed for the 3.3 acre site. Two other form districts are a more appropriate match for this project.

### Conclusions from Review of Plan 2040 and Applicable Codes

- a) A comparison of the descriptions of the above 3 Form Districts establishes that the requested Planned Development District is not compatible with the Traditional Neighborhood Form District as described in Plan 2040.
- b) Two other Form Districts are consistent with the development called One Park.
- c) The proposed development is not compatible with surrounding land uses in terms of mass, scale, height, building footprint and design.
- d) The existing C-2 zoning is compatible with the Traditional Neighborhood Form District.

### Use of the TN Form by the Developer

In the "Statement of Compliance" submitted by the developer received by the Planning Department on September 17, 2018, the following statements are included in the section called:

#### Guideline 1 - Community Form

1."This application and the PDD plan and pattern book accompanying it comply with this Guideline because the site is located in the Traditional Neighborhood Form District which *encourages high density uses* and a range of housing opportunities"

- a) the developer has taken some liberty with the language of the TN form description. Referring to Plan 2040, the TN does **not** encourage high density, but very clearly states that "the higher density uses are encouraged to be located in centers or near parks". What is encouraged is the location of higher density uses, not high density. This is a critical distinction in evaluating the appropriateness of One Park for this site.
- b) the distinction between higher and high density is a subtle point, but also an important one;

According to the Urban Land Institute: Density refers not only to high rise buildings. The definition of density depends on the context in which it is used. In their publication, "Higher Density Development – Myth or Fact", *higher density* simply means new residential and commercial development at a density that is higher than what is typically found in the existing community. For example, in a sprawling area with single-family detached homes on one-acre lots, single-family houses on one fourth or one-eighth acre are considered higher density. In a more densely populated

## Case Number: 16ZONE1044

area with single-family houses on small lots, townhouses and apartments are considered higher density.”

- c) Regardless, of whether the term is higher or high, density for the purposes of housing and commercial development is defined as relative to the existing neighborhood.
2. “Traditional Neighborhoods are also encouraged to have open space, which this one does have with wide sidewalks and building alcoves and upper level landscaped plazas,”
  - a) The language in the description of the TN form reads “TNs often have and are encouraged to have a **significant proportion of public open space** such as parks or greenways”. An upper level open space plaza would not be accessible to the general public but principally accessible to the residential and commercial and business units on the site.

### Guideline 2 – Centers

1. “The design of an activity center such as this one needs to be appropriate in terms of how it fits with adjoining uses and nearby neighborhoods. Once again, the only adjoiners are a public park, a cemetery and major arterials plus an interstate highway, plus several restaurants and offices along Lexington Road at Etley Avenue.”
  - a) This description of the areas affected by One Park is very narrow. Indeed, the area affected by this development is much larger and broader, because its mass and scale could serve as an argument for similar developments along Lexington Road and on north and south Grinstead Drive. This development does indeed affect the entire communities of Irish Hill, Lexington Road, Crescent Hill and Cherokee Triangle, not just the properties immediately adjacent to One Park.
2. “The proposed “One Park” PDD project is designed to encourage a high level of pedestrian and bicycle usage”
  - a) There are no existing sidewalks along Lexington Road in both the east and west direction from the proposed development. Going north on Grinstead, the sidewalk is very limited. One Park is only walkable from Cherokee Road and Grinstead Drive south of the development.
  - b) As a bicyclist with over 10,000 touring miles, I can attest that this intersection is currently very dangerous. Common Louisville Bicycle Club touring routes avoid riding on Lexington Road east of the development and on Grinstead Drive south of the development because of the traffic and, because of the limited visibility, the outbound stretch of Lexington Road from downtown Louisville is also avoided. With the additional traffic incurred, this development will do nothing to enhance the bike-ability of the area.

### Conclusions

- An exhaustive review of Plan 2040 and LDC codes applicable to One Park proves that this project does not meet the criteria for approval for a change in zoning from C-2 to Planned Development District.
- One Park is not compatible with the Traditional Neighborhood Form District.

## Case Number: 16ZONE1044

- One Park is compatible with the Downtown or the Urban Center Neighborhood Form District.
- One Park does not meet the intent of a Planned Development District.

### Summary

The development of One Park in a Traditional Neighborhood form district is analogous to trying “to fit a square peg in a round hole”. No matter how hard you push, and twist, and turn that peg, it just doesn’t fit!!

## Williams, Julia

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**From:** Ray Brundige <brundige@iglou.com>  
**Sent:** Friday, September 27, 2019 9:02 AM  
**To:** Williams, Julia  
**Cc:** File  
**Subject:** Comments for Case 16ZONE1044

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Ms. Williams, please add the following comments to the case file for review of proposed rezoning as Lexington and Grinstead:

We have been hearing at length from the paid advocates of the development firm that has gained control of properties key to the look and feel, traffic flow, and quality of life for the Highlands. The advocates have convincingly argued that the properties should be developed in some manner but every design offered has been out of character with surrounding neighborhoods and too dense for the intersection. I hope you will consider the points below and oppose development at or near the proposed One Park site.

Any favorable reception to developing the site is partly due, I believe, to the advocates' tactic of referring to the current small businesses at the site as "ugly", sidestepping the question of how best to effect improvement. It has been within the developer's power for years to improve the site with paint and light carpentry but the advocates say massive structural overhaul is needed.

The overhaul would erect a looming metal and glass tower at the front door to sections of the city that have won renown as a landscape of two- and three-story Nineteenth and early Twentieth Century homes set in tree-lined streets. Residents would have to see that tower every time we try to go to Frankfort Avenue or St. Matthews, or to connect to the interstate system. Visitors coming to events like the Cherokee Art Fair or to the Bardstown Road shops, restaurants, and night life would begin by seeing the same sort of modern commercial architecture found in any other city. It would be like having a twenty-story neon sign at the entrance to Locust Grove.

This neon sign development, unfortunately, would be at an already-congested intersection similar to Hurstbourne Lane, with fairly dense single family areas feeding into an interstate connection. Traffic backs up at peak hours, with potential for accidents, delays, and air pollution that would be worsened by the topography. It is a bad place to be when late for work or trying to get home for dinner. Its Grinstead Drive exit is a potentially deadly place, where vehicles sometimes stop in the through lanes just in front of traffic coming around the curve of the Cochran Hill tunnel. Proposals that will increase density in the intersection seem willing to accept that risk. Our government should not be.

Finally, this proposal is counter to the strategic thinking that won our Mayor praise in *The Next American City*, that young professionals who can work anywhere will choose their homes based on quality of life, and that, no matter where they are from, they will be welcome here. This intersection is the front door that connects the world to some of the "only in Louisville" areas that are the stage for the Bourbon Trail. The Louisville brand is not neon-sign could-be-anywhere towers. It is the human scaled city of Louisville. Please let that be known.

Thank you,

- Ray Brundige





## Williams, Julia

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**From:** Vicky Unrich <vickyuwithay@gmail.com>  
**Sent:** Thursday, September 26, 2019 10:22 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I have lived in the highlands all of my life (61years). I am close to Alta Vista and go past that area a lot. With so many people and business moving out to the Far East end we need new life in our area. The point in question is currently such an eye sore I am excited at the prospect of something so nice in the area. The condos and Hotel would really help the struggling restaurants and businesses nearby. If we don't keep an open mind to new development the highlands really will become a ghost town.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Vicky Unrich  
2349 Ingleside Dr  
Louisville, KY 40205  
vickyuwithay@gmail.com



## Williams, Julia

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**From:** Meredith A. Lambe <mellenapple@gmail.com>  
**Sent:** Thursday, September 26, 2019 11:03 PM  
**To:** Williams, Julia  
**Subject:** 9/30 Meeting re: zoning change; case no. 16zone1044

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Julia ~

This e-mail is in regards to Case No. 16zone1044 - the zoning change for the Lexington Road - Grinstead Drive intersection.

I am writing to voice my opposition to the proposed zoning change at the Lexington Road/Grinstead Drive intersection to allow construction of One Park at this site. I currently live on the other side of interstate 64, less than a half mile from the proposed project, directly across from Cherokee Park. Having lived on Lexington Road in the 1970s, 1980s and 1990s and now back in the neighborhood, I appreciate the influx of traffic over the past two decades. With Louisville growing steadily, an increase in traffic was expected. But Louisville's infrastructure was not and, in some ways, is still not meant to be as progressive as an "Atlanta, Nashville or Indianapolis." If I wanted an "Atlanta, Nashville, or Indianapolis" I would live in one of those cities. Has anyone pointed out the traffic chaos in these cities - living your life stuck in a car navigating streets for hours trying to get to a destination? I choose to live in Louisville because it's easy to get around, has a great park system, with accessible public golf courses (maybe not much longer...) and great urban neighborhoods and walkability.

With I-64 currently backlogged DAILY from downtown traffic heading east from 3:45 until 6:30 p.m., the Lexington Road corridor, and sometimes Grinstead Drive by Cave Hill cemetery, is backed up anywhere from a half mile to a mile during this time with downtown employees looking for alternate ways to leave downtown due to the daily traffic delays and back ups on I-64. Additionally, in the mornings, the Lexington Road/Grinstead Drive intersection is slammed with traffic from folks looking for alternate ways to get downtown, avoiding I-64, to get to the University of Louisville, Manual/Meyzeek/Noe schools, Louisville Collegiate School located near the proposed construction, St. Xavier and other destinations east enders are heading to. The impact of the current excess traffic has to impede road maintenance, infrastructure, pollution and safety for pedestrians, bikers and drivers. Has there been a study to determine the number of major accidents in the area over the last 5-10 years? The number of driver-related deaths? To add a construction project that would encompass an apartment building over 10 stories high, hotel, restaurants, most likely tripling traffic at this intersection, is just unimaginable, irresponsible and just lunacy. The dramatic increase in traffic alone will make anyone in this area want to move away - maybe where Kevin Cogan and he's investors live so they don't have to tolerate the influx in traffic and eye sore that will ruin the landscape of Cherokee Park, Lexington Road, Grinstead Drive, Cave Hill cemetery and the surrounding areas. Someone who does not live in the area or does not appreciate the livability of Cherokee Park and the surrounding neighborhoods shouldn't be allowed to invest in and build such a ghastly complex that quick frankly belongs in Saigon, Hong Kong, Los Angeles, Midtown Atlanta or some other cosmopolitan city - not in the middle of an historic neighborhood in Louisville.

No one will ever know but I seriously doubt Mr. Olmsted could ever envision an apartment complex the magnitude of One Park's renderings built adjacent to his environmental wonder. He had visions of people escaping from the city, enjoying the outdoors with walks and recreational activities in the park. To think that he would conceive of a complex the size of One Park near his Cherokee Park, obstructing the landscape and views with metal and glass, is incredulous.

I do agree that something needs to go in the former Jim Porter's site and improvement needs to be made to the current gas station that is an eye sore. Possibly a 6-10 story apartment building, a drug store or filling station/convenience store, dry cleaners, bagel shop and restaurants would be manageable, appreciated and welcomed. What Kevin Cogan and his partners are proposing is unthinkable, quite frankly ghastly and atrocious, and I implore the Planning Commission to listen to residents living closeby to consider the longevity of this area, of what is important to residents in the area and generations to come.

I sincerely hope those with deep pockets don't get their way on this project, especially since residents' voices haven't had a true chance to be heard, but instead good conscience will prevail and this proposed construction will be rejected/revised for something appropriate and AESTHETICALLY pleasing for all who live near and/or enjoy the area for its green space, recreational opportunities, feasibility to get around (outside high traffic times) and neighborhood charm.

Thank you for your consideration of my opinion.

Meredith Apple Lambe

## Williams, Julia

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**From:** Sarah Almy <ssalmy@aol.com>  
**Sent:** Friday, September 27, 2019 6:23 AM  
**To:** Williams, Julia  
**Cc:** manuel.carralero@yahoo.com  
**Subject:** 16zone1044

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Dear Julia

You probably know that I have worked with and represented some neighborhood groups against developments but also I have great respect for developments that fit into the neighborhood, and make efforts to address the real issues that affect the existing community. For instance the development at Baxter and Broadway I think is not bad. But One Park is STILL out of control.

As a resident of Tyler Park and a frequent driver on Grinstead Drive (for access to I64, St. Matthews and the east end of the county), which will be jammed up if the proposed One Park is permitted to proceed, I adamantly oppose the project for several reasons.

Traffic has already reached nightmare proportions in this corridor, especially at but not limited to rush hour. This is a narrow passageway which is used not just by Cherokee Triangle, but also other residents including Tyler Park, for access as stated above. Sometimes now it takes 20 minutes to get through the light and often Cherokee Parkway is backed up nearly to Willow Avenue. If you look at an overhead view of the area you will see that it is like a funnel of a large area that relies on that one intersection - lots of vehicles ALREADY.

I attended two of the charrettes - one early and one of the most recent ones.

I don't mean to be rude, but I heard the statements made at a recent charette about how minimal the impact will be on traffic. NO WAY. It is dangerous and impossible to believe what was said about morning and evening rush hour. If you let this project proceed, you are going to create a permanent scar on the community. People wanting to access I64, St. Matthews or the east end will have to drive out to the Watterson to avoid Lexington/Grinstead. That's not a great option either concerning how heavy traffic has gotten on Newburg and Bardstown Roads. Why doesn't the Planning & Design Services Department employ a conservative traffic engineer to get ahead of potential problems that are caused by Commissioners just blindly believing whatever is told to them by paid hacks of developers? So when One Park is completed, exactly WHERE is the traffic going to go? There's nowhere to expand the roadways. The developers, engineers, lawyers, etc., will have made their money and moved on. There will be "nothing we can do" when after-the-fact complaints go into the city. WHY? This giant project on that tiny space is going to be the worst nightmare of our lives in this area. The impact is incomprehensible and certainly not envisioned on those pretty pictures the developer will present.

Clearly most residents don't realize that by the time the hearing is held, it's a done deal in most instances. So "notice" and "due process" are very loosely used in this forum and the developer is at a greatly unfair advantage

by bringing in a few hired guns and calling them "experts". The effect of such "experts" on the actual situation is never revealed and consequently the Commissioners sit there and nod in agreement without much actual understanding of what is really unfolding right before them. Neighbors think Commissioners are listening and considering what they say but I'm guessing they are just annoyed to have to listen to people complaining and don't realize they are watching their community being destroyed piece by piece. It is your job as a civil servant to protect the people. Make a stand. Don't let this happen. Don't be influenced by smooth talkers.

Here's another thing. Who is going to shop at those retail shops? They love to talk about "pedestrian traffic".....Well there are no nearby residents and anyone who tries to shop there by foot will likely take their lives in their hands. Not only that.....but retail establishments all over town are closing and the number of vacant buildings is getting larger ..... yet the Planning Commission keeps approving more empty retail space. What is going on with this? With the onslaught of online ordering, this is not the time to add more retail space. Even if the "boutiques" want to move into these storefronts, imagine what the rent will be. Boutique retailers will be looking for storefronts with walking customers, better parking and lower rents. The City needs to re-think our commercial zoning.

The Traditional Zone must be followed. One Park makes no effort to comply with the LDC and by being a PDD it is in violation of state zoning statutes by being an illegal zoning map amendment.

I appreciate that the developer "decreased" the density but it's still nowhere near enough. We all know they had to decrease the height because of the air traffic space restrictions, so no one is buying that they did it "voluntarily" and "out of their respect for community input". Hah.

And .....they are building a giant indoor parking lot. That should be creepy and will create more backup for traffic and more air pollution from idling engines. Ugh. This will have a negative environmental effect on the Beargrass Creek paths, Cave Hill and Cherokee Park. But perhaps the parking lot will provide a safe haven for our homeless residents which actually would be a plus for them.

My family uses the bluff on Cave Hill overlooking the park and the area to bury our dead. Low-level development is not an issue. But to build these tall buildings from which mourners can be observed is a blatant and rude intrusion into Cave Hill.

I am copying Mr. Carralero from the Tyler Park Neighborhood Association because even though we are neither in the first or second tier, we are going to feel the impact of this atrocity.

Thank you for managing the communications for this ridiculous project. I will be there on the 30th.

Sincerely,  
Sarah Almy

## Williams, Julia

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**From:** Samuel Koby <sb.koby@gmail.com>  
**Sent:** Thursday, September 26, 2019 10:52 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Samuel Koby  
3315 Trail Ridge Rd  
Louisville, KY 40241  
sb.koby@gmail.com





## Williams, Julia

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**From:** Debra harlan <debraandted@gmail.com>  
**Sent:** Thursday, September 26, 2019 10:03 AM  
**To:** Williams, Julia  
**Subject:** One Pork

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Photos to attach to comments:



Jackson and Main rendering circa 2007



Scale matters. ParkeGrande.

Sending comments to attach as I'm working without computer skills.  
Sent from my iPhone

## Williams, Julia

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**From:** Debra harlan <debraandted@gmail.com>  
**Sent:** Thursday, September 26, 2019 10:02 AM  
**To:** Williams, Julia  
**Subject:** Comments  
**Attachments:** One Pork Place.pdf

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Photos to follow couldn't attach to doc. Thx.

Sent from my iPhone

## ONE PORKE PLACE

I am writing on the subject of the proposed development at the triangulated site of Grinstead and Lexington, currently zoned C-2 and located within a TN form district.

Having attended numerous meetings billed as "charettes" that were actually charades where the developer's minions dispatched the public by telling them what would happen and why there could possibly be zero impact to traffic while making the small site an oasis of outdoor dining and grocery shopping and easy in easy out fantasies of motor vehicularity that are frankly bald faced lies.

I've lived around that site since high school and know it now as it was then, post I-64 construction. I've also lived at Grinstead and Upland across from Barret School and know well that there is zero pedestrian access and 100% auto centric backups daily on both surface and expressway routes. To think tiny Etley Avenue could possibly serve any more traffic than it does, or rationalize that there will be zero adverse environmental impact to our tree canopy given the already choked idling conditions found today is absurd.

I am not willing to give up Cherokee Park for a plan that rightly belongs in a downtown form district and could actually be built tomorrow at the long fallow city block of surface parking rezoned in 2007 for a similar fantasy gone awry-Jackson and Main. Lo and behold, after mentioning this fact numerous times a new plan for apartments has magically appeared-a mere eight stories and no towers as originally proposed. LESS by far than what is now proposed in a traditional form!

An underdeveloped site is not an excuse to wedge a size 12 foot into a size 6 shoe. Merely drawing people in fantasy crosswalks mid block is an insult to even the layman. There is one bus that doesn't even go downtown. One bus.

No sidewalks and again drawing in sidewalks doesn't mean anybody is going to use them. Who is going to want a hefty daily dose of monoxide while sipping that fantasy \$10 latte? The existing bungalow coffee shop is pedestrian and people friendly. Megablocky buildings with zero personality-not so much.

The project seems to be the last gasp of vertical desire gone rogue.

If you approve this will it become the pattern in traditional neighborhoods to blow the standards to hell because some developer and his zoning attorney simply say so?! We've already had the mega tower scheme of three 36 story towers, which never would've been built. Then the "compromise" we see today. A rudely placed tower without function on a postage stamp. This isn't density it's intensity. Another one percent project for the one percent. We are still waiting erection of Willow Grande, another up zoned unbuilt Cogan signature site to go with Jackson and Main.

Zero affordable housing and zero market for this level of development, no impact studies on what will adversely impact a wildlife and human life quality, no real traffic studies but a drone flying over that intersection daily would tell you it's already a parking lot at 2:30 and ground stopped by five pm. If you cannot cross the street now what hope is there later?!

I suggest this model of egocentricity be built in Norton Commons. Oh.

As this city cries for investment downtown and west of 65, the true historical divide of Louisville, we get instead a request for this elitist island.

Olmsted never intended for buildings like this to mar the park vistas. We already have the vista ruined by Cogans mausoleum on Cherokee Road, a project built on bent rules and privilege for six luxury units. The little

Coffee shop on the corner mars nothing, is human scaled, and fits the TN concept. Introducing downtown form here would be like building Museum Plaza on Main Street. Everything and everyone else had to suffer for ego and a building too outscaled for it's surroundings. And in downtown form! The remnants of that bad idea still await reconstruction as failing facades await "resurfacing".

Lastly, even the design of this bulky clunky project is boring beyond comprehension.

Incremental development is a better approach than this over dominating big box approach.

This city is built on solid older neighborhoods of proper scale. A project exists within a TN form in a C-2 zone that could enhance the area instead of killing it with this behemoth of ego. We continue to cast aside the real needs of this community by catering to projects that do not serve it. If you won't build it in Norton Commons you shouldn't build it here.

Debra Richards Harlan  
1734 Chichester Ave

## Williams, Julia

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**From:** Thomas Hardwick <tkhardwick2734@gmail.com>  
**Sent:** Thursday, September 26, 2019 9:46 AM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

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Madam:

My wife and I reside on Pleasantview Avenue. We have attended meetings hosted by the developer and are very concerned with this development for several reasons:

1. The size of the proposed buildings are out of proportion to existing structures in the area.
2. The impact on traffic will be disastrous as traffic is already bottlenecked at Grinstead and Lexington now.
3. Were this project to proceed, it would become an excuse for other high density developments in the area further negatively impacting our community's quality of life.
4. Cherokee Park and Cave Hill would be negatively impacted.
5. The proposed architectural design is ugly and will lead this development to fail possibly resulting in a future financial burden on the city.
6. At one time sewage issues were mentioned. Will all the work currently being done by MSD in the area truly address those concerns? It was never mentioned in the meetings.
7. Regarding the meetings: the developer pretended to ask for input but never really listened and certainly never changed any aspect of the development as a result of comments which left most of the audience angry.
8. The developer once said the project had to be that size (34, 30 and 28 floors) to make it economically viable. We have heard that the FAA/Bowman Field required a reduction in height. Economic viability?

While we support change, we also think change should benefit the community not just the developer. Please do not support the proposed zoning change.

Respectfully submitted by,  
Thomas Hardwick  
408 Pleasantview Avenue

Sent from my iPhone

## Williams, Julia

---

**From:** Elizabeth Fay <elizabeth.fay7@gmail.com>  
**Sent:** Thursday, September 26, 2019 11:36 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Elizabeth Fay  
5003 Sunset Ct Apt A  
Louisville, KY 40222  
elizabeth.fay7@gmail.com

## Williams, Julia

---

**From:** Clay Suter <clay.suter@gmail.com>  
**Sent:** Thursday, September 26, 2019 8:04 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I share this opinion as a resident of Oldham County but grew up in Atlanta and Louisville. I also travel for business in all of our nearby peer cities like Nashville, Memphis, Indianapolis, St. Louis, Cincinnati, Columbus. The amount of development with projects like One Park that these cities have are a direct result in why these cities are thriving, creating more job opportunities, and are destinations for young workers to live. We have to get past this "small town" mentality and stop worrying how it is going to impact traffic patterns or a view from an angle while sitting in a park. Because at the end of the day, when I read about 5 restaurants closing in Louisville pretty much every month, that's because the city cannot support it and that's because it isn't ambitious enough or bold enough to take on big projects like this to attract more developers, more money in our town, and ultimately more people moving/staying in Louisville to support what is already here and what will be built in the future. Its time to sit at the grown ups table Louisville!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Clay Suter  
122 Ash Ave  
Pewee Valley, KY 40056  
clay.suter@gmail.com



**Williams, Julia**

---

**From:** jelgin@twc.com  
**Sent:** Thursday, September 26, 2019 6:18 AM  
**To:** Williams, Julia  
**Subject:** 16zone1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Ms Julia Williams  
[Julia.williams@louisvilleky.gov](mailto:Julia.williams@louisvilleky.gov)

Dear Ms. Williams:

At our last board meeting, the Cherokee Triangle Association approved a motion to support the development of the property at Lexington-Grinstead-Etly in accordance with the existing zoning within the Traditional Neighborhood Form District and Plan 2040 guidelines.

We feel the current C-2 zoning allows for many of the same uses and can accept greater density without requiring new zoning and designation as a Planned Development District. Plan 2040 notes that a redevelopment within the neighborhood district should reflect the scale of the form district in which it is located. Within the Irish Hill Traditional Neighborhood, there are no other developments or buildings that reach the scale and mass of the proposed development. The objective of Plan 2040 is to provide for growth through higher density at a rate acceptable to the neighborhood and for the buildings to reflect the look of other buildings. The opposition to the building from all the surrounding residential neighborhood indicates the plan has not met the guidelines of a common plan.

The current proposal does not meet the guidelines to justify a change in zoning.

Sincerely,

John Elgin, Trustee  
Cherokee Triangle Association

1050 Everett Ave  
Louisville, KY 40204

## Williams, Julia

---

**From:** Tom Owen <user@votervoice.net>  
**Sent:** Wednesday, September 25, 2019 8:18 PM  
**To:** Williams, Julia  
**Subject:** Opinion Editorial Supporting One Park

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I wanted to share the below opinion editorial on One Park that is published in the Courier-Journal. Thank you.  
<https://www.courier-journal.com/story/opinion/2019/09/25/highlands-one-park-project-right-development-right-place/2423877001/>

### OPINION

One Park project planned for Cherokee Triangle is the right development at the right place  
Tom Owen, Opinion contributor

Louisville is a city of great neighborhoods. Strident effort is needed to preserve historical streetscapes in some areas, but this doesn't apply to the hit-and-miss construction that occupies the triangular site at Grinstead Drive and Lexington Road. The mobile home park that occupied a large chunk of the site was cleared some decades ago, the iconic Old Kentucky Tavern went a little later, and the surviving service stations and other buildings are mostly in decline.

As an archivist, local historian and longtime former councilman for that area, I have argued for decades that the One Park site is one of the best places in Louisville for reimagining, leaning toward mixed-use and significant density. That large standalone tract, which abuts two major roads, Cave Hill Cemetery, Cherokee golf course and a broad creek valley, sits less than a football field away from a heavily trafficked interstate highway, making it ripe for urban infill. I believe the recently proposed One Park project is the right development at the right place.

I first became an elected city official representing the Highlands in 1990, and over the 27 years until my retirement, developer Kevin Cogan rescued several Bardstown Road commercial properties for dramatic reuse and undertook quality rehab and new construction projects in our Highlands neighborhoods.

I am sure One Park will add to our city's quality of life. Kevin and his team held 12 public meetings to solicit input from area residents. While some will never be satisfied, the design team took many suggestions to heart, most notably by reducing the height of the project as well as making concessions on density. Thanks to the continued dialogue, the new mid-rise design includes setbacks above the sixth-floor level to diminish its street presence.

Additionally, the building design and materials of those lower levels on the Grinstead side now show a more traditional look. All parking is concealed, meaning the entire structure, except points of access, are surrounded by residential and commercial uses.

I have always advocated for environmentalism and conservation. I believe that One Park promotes both. We can either grow up or grow out. We can place density near major transportation nodes including alternative forms, or we can add longer and longer commutes by pushing development to the outer reaches of our metro area.

Urban infill is a tremendous strategy to fight climate change because living closer to jobs, schools and increased transit options helps to decrease carbon footprints. Not only this, but One Park adds green space in a spot where acres and

acres of pavement and significant stormwater runoff have ruled the roost for years.

The seventh-floor terrace alone will add 1.53 acres of open space. Other floors will include rooftop gardens. The design wisely incorporates porous pavers to mitigate runoff, includes solar technology and prioritizes recycled and recyclable building materials.

As an avid cyclist, I sincerely appreciate the effort made to create a better environment at a chaotic intersection. This development is designed with cyclists and pedestrians in mind. That means full accessibility. One Park works with the city's plan to add bike lanes on Lexington Road. Bike storage, covered bike parking and fix-it stations are built into the streetscape, while leaving plenty of room for sidewalks.

One Park adds a considerable number of trees which provide shade for all. Perhaps most importantly, pedestrians, cyclists and drivers will all benefit from new planning that reduces the number of entrances and exits to the site to four, where there are now nearly 20. This should help improve safety and aid in traffic flow.

That self-contained site at Lexington Road and Grinstead Drive has been crying out for a real plan, and now there is a good one in One Park.

Tom Owen, an archivist\local historian, served on the Louisville Board of Aldermen and Metro Council representing the Highlands for 23 of 27 years, frequently serving on the Public Works, Bridges and Transportation; Solid Waste and Recycling; and Planning, Zoning, Land Design and Development committees. He has been a Tyler Park resident since 1978.

Sincerely,

Tom Owen  
54 Hill Rd  
Louisville, KY 40204  
ptowen54@yahoo.com

## Williams, Julia

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**From:** Lane Thompson <lmt.mc96@gmail.com>  
**Sent:** Wednesday, September 25, 2019 8:00 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I strongly urge the planning commission to allow the One Park Development at the corner of Grinstead and Lexington Road. I only wish it were the original plan with its higher density. I understand that others have concerns about the density in this area, but this is a City. We need MORE density, not less. Issues such as traffic can be resolved in the future. If we fail to develop and promote our urban core, we will fall completely behind other cities.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Lane Thompson  
2505 Brownsboro Rd Apt B5  
Louisville, KY 40206  
lmt.mc96@gmail.com

## Williams, Julia

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**From:** Claire Kelly <clairekelly555@gmail.com>  
**Sent:** Thursday, September 26, 2019 11:50 AM  
**To:** Williams, Julia  
**Subject:** One Park

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Hello Mrs. Williams,

Writing as a concerned citizen over the One Park project I would just like to make my thoughts known. I am not necessarily in opposition of the project, as I do believe in deterring urban sprawl and tree canopy loss and would love to see our community developing urban areas that are pre-existing and more densely populated. With that being said, this particular block is not so densely populated, this project seems more suited for downtown.

Traffic is of course a concern since our city for whatever reason cannot start laying ground work for efficient and reliable public transit to reduce the number of cars on the road. I guess we'll just end up like LA one day.

Should this permit be awarded anyway and this massive project does take place in a quite park area, maybe it could be a liiiittle smaller? I know it has been reduced since its original plan, perhaps not enough. The current businesses on this site would not be a tragedy to loose, although I do like Fantes and the trees around it. I think folks would be more accepting of it if it just weren't so big.

The glass tower is horrid and would no doubt claim the lives of hundreds of birds annually, and this is perhaps the most offensive part of the plan. (The tower itself not the bird loss). If a giant undertaking like this should take place in my city I would be proud if it were something ground breaking and innovative, something to make national headlines.

I lived in Milan, Italy when Il Bosco Verticale was being built and when it opened. Thousands of citizens traveled to the site to watch cranes lifting the large shrubs and trees up to the giant planters on the balconies and the city was abuzz when it opened. It was of course a massive project and garnered international headlines, but I think the One Park project is capable to having the same effect on our little community on a smaller scale.

I would love to see the architects create something out of the box and on par with heat and pollution reduction. So many structures built today are cheap and quickly erected, doomed to crumble in 20 years. Why not build something even the nay-sayers could be proud of?

Additional references:

Parkroyal on Pickering

Santalaia

Tower of Cedars

and the future Forest City and anything designed by Stefano Boeri

Sincerely,  
Claire Kelly

## Williams, Julia

---

**From:** Jared Crawford <jared@pegasuskentucky.org>  
**Sent:** Thursday, September 26, 2019 11:45 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Louisville has long talked about being the "next great city." While many believe it, too frequently we as a city reject the growth, business and ideas that would take us there. The rejection of a Walmart in West Louisville. Lawsuit after lawsuit to stop the creation of a TopGolf. ONE PARK is just another unfortunate example of a city wanting to be great, but gambling it away. ONE PARK presents Louisville with the potential to do what most cities do without hesitation, invest and grow. While Louisville has already fallen behind cities like Nashville and Indianapolis, rejecting this development would only set us farther behind. The time to have bold ideas and break the status quo is now. ONE PARK would be just one step in the right direction, but an obvious step at that. Today, I write to you to voice my support for ONE PARK. Leave the defenders of the status quo behind, and let Louisville grow, change and advance.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jared Crawford  
5003 Sunset Ct Apt A  
Louisville, KY 40222  
jared@pegasuskentucky.org

## Williams, Julia

---

**From:** Cynthia Thomas <cynthiathomas01@gmail.com>  
**Sent:** Wednesday, September 25, 2019 2:17 PM  
**To:** Williams, Julia  
**Subject:** Case # 16ZONE1044

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Hello Julia,

I wanted to send you a note regarding the zoning change request in the case number referenced above. I am in opposition to the zoning change that will allow the One Park development as proposed because not consistent with the neighborhood and traffic is already consistently backed up at the intersection of Grinstead and Lexington. Unless significant improvements are made to the traffic pattern and roads, it will be a disaster.

Thank you for your consideration,  
Cynthia Thomas  
Resident, Crescent Hill

## Williams, Julia

---

**From:** OBrien, Jeff  
**Sent:** Wednesday, September 25, 2019 2:20 PM  
**To:** Williams, Julia; Liu, Emily  
**Subject:** Fwd: Paristown Pointe (Zoning)

FYI for the UGC file.

Jeff O'Brien  
Director  
Develop Louisville  
502.574.1354

Begin forwarded message:

**From:** Joann Robinson <[jorobinson854@icloud.com](mailto:jorobinson854@icloud.com)>  
**Date:** September 25, 2019 at 1:35:17 AM EDT  
**To:** Greg Fischer <[Greg.Fischer@LouisvilleKy.Gov](mailto:Greg.Fischer@LouisvilleKy.Gov)>, [CouncilwomanBarbaraSextonSmith@public.govdelivery.com](mailto:CouncilwomanBarbaraSextonSmith@public.govdelivery.com), [wanda.mitchell-smith@louisvilleky.gov](mailto:wanda.mitchell-smith@louisvilleky.gov), [Jeff.OBrien@LouisvilleKy.Gov](mailto:Jeff.OBrien@LouisvilleKy.Gov), [cjletter@courier-journal.com](mailto:cjletter@courier-journal.com), "Allison S. Smith, Ph.D" <[Allison.Smith@Louisvilleky.Gov](mailto:Allison.Smith@Louisvilleky.Gov)>, [leo@leoweekly.com](mailto:leo@leoweekly.com), [fglick@wdrb.com](mailto:fglick@wdrb.com), [Gretchen.Milliken@LouisvilleKy.Gov](mailto:Gretchen.Milliken@LouisvilleKy.Gov)  
**Subject:** Paristown Pointe (Zoning)

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Mayor Fischer,

Truer words were never spoken and You Mr. Mayor said it....

"Let us take a crack at it"!!!

Let us prove to you just how wonderful Paristown Pointe can be without Louisville Forwards Help!!!

Our City needs the Income your team Louisville Forward is giving away on the Marian Groups

"Concepts"!!!

The Marian Group does not seem to be keeping up since the loss of The Family Scholar House Project and the boutique hotel..

The funding is not there in order to file for the complete "concepts" of 10acre project.

It is proving to be more and more insulting to a number of residents in this city as you do not seem to care or are even aware of.

This Thursday(Sept.26)Residents Of Paristown Pointe Will once again have to stand in front of Metro Louisville's planning and zoning in order to stop the process of rezoning an area(approx.10 acres)your team Louisville Forward has given to developers The Marian Group in order to redevelop a "Concept"that is not "clear or complete"to residents in Louisville and the neighborhood of Paristown Pointe.

Not knowing what is being planned for

the Urban Government Center properties was not part of the plan residents bought into regarding their taking part in this redevelopment from the very beginning.

Mayor Fischer you yourself would not go in front of planning and zoning NOT knowing what to expect so how do you and Louisville Forward expect Residents to accept this new "concept" (incomplete plan of development )procedure regarding their neighborhoods rights and interests and the cities own original



rules regarding development of this particular project.

This ill conceived "concept" is getting more muddy as each day passes.

Jeff OBrien said at our last neighborhood (Paristown Pointe) meeting a private investor would have to produce entire "Concept" if they wanted to get a zoning and planning permit or change...

Why then is The Marian Group once again being shown an unfair advantage over everyone again while their "Concept" is not even half way complete in regards to all areas of concern on UGC property.

This is not acceptable and the public is not happy about it at all.

Mayor Fischer please stand up for Paristown Pointe residents in this matter.

Please accept the fact the Marian Group and their No to low income projects are not what the east side corridor of downtown Louisville needs...even though Louisville Forward says it does...it does not!

We are struggling in this area as is everyone and what We Need Is More Money Not More Income Tax Burden's For The Low To Mid Income Workers Of This Inner City Neighborhood!!!

Why Can't Louisville Forward See This...

The Affordable Housing Projects are Not Needed

Here...we already have that...just walk around our community and you will see this!!!

Crime and gunshots are becoming all too common!!!

The West Side Of Louisville is still in desperate need of more affordable housing and that is a fact of Need!!!

Land is inexpensive and plentiful...a fact that these areas need more help than Paristown Pointe because there are at least two developers willing to spend millions for this very valuable property...not just to give it away for nothing...How could you allow this to happen???

Sell this property to the highest bidder and help the west end build more affordable housing!!!

Gretchen Millikan May even agree with this!!!

Bring more money into our inner city neighborhoods before it's too late to repair.

Look at what is happening all around us...poverty on top of poverty... crime on top of crime... you asked and we are telling you...residents of inner city neighborhoods see this...Why don't You???

Thank you for shaking my hand in Christy's Garden after you played ping pong with her Monday!

I was surprised as I know you know who I am and maybe the shake was because of my persistence of justice...anyway...I hope this long letter finds you and Louisville Forward well...I would not want it any other way...

Joann Robinson

Sent from my iPhone

**Williams, Julia**

---

**From:** Paula Radmacher <pradmacher@gmail.com>  
**Sent:** Wednesday, September 25, 2019 3:40 PM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

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Ms. Williams, it is my opinion that the proposed development at Lexington Road and Grinstead Dr. is totally inappropriate for the location. The additional traffic that would be generated by this very dense development of multi-family units, hotel room and office/commerical space would be disruptive to the neighborhood. One of the great things about living in the Cherokee/Highlands neighborhoods is the walkability of the community and the proximity to the park. This kind of massive buildup would destroy that by increasing the automobile traffic and making attempts to cross streets by bike or on foot more treacherous than they are now. My family rides bike in this area from time to time and will do so more once the bike path reopens.

Please do not let this plan go forward.

Sincerely,

Paula Radmacher  
2036 Boulevard Napoleon  
Louisville, KY 40205



## Williams, Julia

---

**From:** Jon Tran <user@votervoice.net>  
**Sent:** Wednesday, September 25, 2019 3:36 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jon Tran  
7619 Greenlawn Rd  
Louisville, KY 40242  
jontran\_09@yahoo.com



## Williams, Julia

---

**From:** dianebzim@att.net  
**Sent:** Wednesday, September 25, 2019 11:34 AM  
**To:** Williams, Julia  
**Cc:** 'Bill Bardenwerper'  
**Subject:** FW: JDG - Lex and Grinstead; traffic consultant

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Julia,

Below are my answers to Mr. Samuel's questions for the record.

**Diane B. Zimmerman, P.E.**

502.648.1858

**From:** dianebzim@att.net <dianebzim@att.net>  
**Sent:** Monday, September 23, 2019 11:44 AM  
**To:** 'billygoathill3@gmail.com' <billygoathill3@gmail.com>  
**Cc:** 'Bill Bardenwerper' <wbb@bardlaw.net>; 'John Pacyga' <jpacyga@JeffersonDevelopmentGroup.com>  
**Subject:** FW: JDG - Lex and Grinstead; traffic consultant

Mr. Samuel,

Your questions have been forwarded to me to address.

The traffic impact study has been publicly reviewed by the staff of Metro Transportation Planning and Public Works including Commissioner Jeff Brown, assistant director of Public Works and a licensed professional engineer, and the Kentucky Transportation Cabinet Permits section. All of these reviewers are familiar with how a traffic impact study is conducted and review multiple studies per week. All of their comments on procedure and results have been addressed.

The procedures on how to conduct a traffic impact study have been detailed by the Institute of Traffic Engineers (ITE), [A Recommended Practice on Transportation Impact Analysis for Site Development](#), 2010.

Trip generation data comes from the ITE [Trip Generation Manual](#), 10<sup>th</sup> Edition. The trip generation manual assumes each land use is independent and is reporting vehicle trips of the driveway of each land use. The internal trip capture procedure is outlined in the ITE [Trip Generation Handbook](#), 3<sup>rd</sup> Edition. This procedure determines how many of the trips from the independent land uses might be captured within a site. So, the process is to calculate the number of trips the land uses would generate if independent and then subtract the internal trips that would be captured within the site. For example, if someone that lives in the apartments goes to the grocery store, the trip generation would be 4 trips – exit apartment, enter grocery, exit grocery, enter apartments. At One Park this would be 0 trips, so the 4 trips are subtracted from the trip generation. The internal trips are listed in Table 1 to demonstrate that they were subtracted from the trip generation total and were not assigned to the driveways. From Table 1, only the external trips are assigned to the road network. External trip consist of pass-by trips and new trips.

Pass-by trips are only generated by the commercial part of One Park. As shown on Table 1, pass-by trips are generated by the retail (shopping center), grocery, and restaurants. These commercial activities will be on the first floor. No pass-by trips are generated by the office or apartments.

ITE's current version of Trip Generation is the 10<sup>th</sup> edition and was published with the Trip Generation Handbook 3<sup>rd</sup> edition in September 2017. Trip Generation is a data driven collection and is updated about every 3 years to reflect new land uses and additional data. The Handbook is updated as needed. The 2<sup>nd</sup> edition was published in 2003.

Yes, 20% of the new trips from One Park will use Etley to turn left onto Lexington.

At Lexington and Grinstead we have proposed adding signs to the signal mast arms that will direct drivers to I 64 East and West. Similar to what has been installed on Dutchmans Lane at Breckinridge Lane.

I 64 W ramp at Grinstead. Metro Traffic Engineering believes the current signal timing minimizes the queue on the ramp. There is a known issue with the signal detection loops which is due to the condition of the pavement.

Page 17 – The highway capacity manual procedure for intersections controlled with a stop sign does not provide overall level of service or delay, therefore there are no overall intersection numbers to report, therefore those rows are blank. The directional approach descriptions match the schematic layout in the figures.

For the Grinstead Drive intersection with Etley Avenue, Etley Eastbound describes the average delay experienced on the eastbound approach (Etley) at the stop sign. Grinstead Drive Northbound (left) describes the delay experienced by the drivers desiring to turn left from Grinstead to Etley. For calculation purposes, drivers that are through on Grinstead experience no delay from the intersection. Similarly, at Lexington and Etley, Etley northbound is the delay experienced by drivers at the stop sign on Etley.

If you have additional questions or would like to discuss this in more detail, please call me. Or send me your phone number and I will call you.

**Diane B. Zimmerman, P.E.**

502.648.1858

Begin forwarded message:

**From:** "Williams, Julia" <[Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)>  
**Date:** September 23, 2019 at 9:36:10 AM EDT  
**To:** "[wbb@bardlaw.net](mailto:wbb@bardlaw.net)" <[wbb@bardlaw.net](mailto:wbb@bardlaw.net)>, John Pacyga <[jpacyga@jeffersondevelopmentgroup.com](mailto:jpacyga@jeffersondevelopmentgroup.com)>  
**Subject:** FW: 16ZONE1044

FYI

**From:** Philip Samuel <[billygoathill3@gmail.com](mailto:billygoathill3@gmail.com)>  
**Sent:** Sunday, September 22, 2019 8:06 PM  
**To:** Williams, Julia <[Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)>  
**Subject:** 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Julia,  
Please include these comments for 16ZONE1044.

On Thursday, September 12, I made oral comments at the LD&T meeting concerning traffic for 16ZONE1044. After my comments, the chair allowed the applicant (in this case the traffic engineering consultant) to respond to my questions and comments. Unfortunately, the consultant failed to adequately answer my concerns, and generally did not address my points at all. The chair did not follow up to ask if I was satisfied with the answers (which I could not be). Because of these concerns, I do not feel that the traffic study is adequate and that the Planning Commission should at a minimum defer any decision until my questions have been addressed.

My comments to the LD&T are below, with the consultant's responses and my concerns with those responses following.

Thank you,  
Phil Samuel  
3 Angora Ct.  
40206

**My comments (from Sept. 12):** If, as I understand it, internal trips are "the portion of trips generated by a mixed-use development that both begin and end within the development" ....why are internal trips listed? Once you get into this development you aren't going drive around internally!

**Consultant:** The Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition was used. I knew that. But that does NOT address my point regarding internal trips?

**My comments:** If, as I understand it, pass-by trips are "a subset of trip generation that only apply to commercial/retail developments". How can this be used for a development that includes housing (either apartments, condos, and/or a hotel)?

**Consultant:** The Institute of Transportation Engineers Trip Generation Manual, 3rd Edition was used. I knew that. That does absolutely NOT address my point. This proposed development is not limited to commercial/retail. Thus, how can this manual be used for by-pass trips? And, why is the 10th edition used for one part of this traffic study, and the 3rd edition used for another part of the study?

**My comments:** New trips were assigned to the highway network with the percentages shown in Figure 6 (on page 10). Is this the same for incoming and outgoing? But then pass-by trips were assigned using the existing peak hour distribution. Why use different methodologies?

**Consultant:** The consultant did not address this.

**My comments:** If you want to use Lexington Road to go west (towards downtown) from the proposed development, you will need to turn left from Etley (without a traffic signal). Refer back to Figure 6 - is that 20% of exiting traffic from the development going to use Etley and turning left onto Lexington Road?

**Consultant:** The consultant did not address this point, instead speaking about some other part of the traffic study.

**My comments:** The proposed new dual turning lanes on eastbound Lexington Road onto eastbound/northbound Grinstead Drive will be confusing for locals, much less for any out-of-town guests using a hotel. Which lane would I need to be in to get to I-64E? Which lane to use Grinstead Drive to get to I-64W? If anyone needs to go from the proposed development to Grinstead to get to I-64W they will need to cross 3 lanes of traffic to reach the correct turning lane.

**Consultant:** The consultant, again, did not address the point, instead speaking about the turning lanes but not addressing the problem of exiting the proposed development.



**My comments:** Unless I missed it, the plans do not propose a solution for the existing problem - to be made worse by this development - of the I-64W ramp to Grinstead Drive.

**Consultant:** Again, the consultant did not address this problem.

**My comments:** Also, page 17 is confusing regarding Etley. I could sort of figure it out - I think - but does Etley run north/south or east/west? And there are no separate numbers for Etley north to Lexington east or for Etley south to Grinstead west.

**Consultant:** The consultant offered to explain the confusing entries to me, but did not comment on the missing separate numbers for Etley.

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609 Upland Road  
Louisville, Kentucky 40206  
September 23, 2019

Ms. Julia Williams  
Planning and Design Commission  
Louisville Metro Government  
444 South Fifth Street  
Louisville, Kentucky 40202

Dear Ms. Williams:

I believe you are the Planning Commission's manager for case 16ZONE1044, the proposed mixed-use development project for the land at the intersection of Lexington Road and Grinstead Drive.

I have no objection to developing the site, but I would like for its size to be scaled back from what is currently proposed. I believe the proposed size of the project is more appropriate for downtown, not for the traditional neighborhoods surrounding the site. Specifically, I would like for the height of the project not to exceed eight stories, and I would like for it to be set back from the streets far enough to allow space for a lawn that is large enough to accommodate mature trees.

Can you make sure the project is scaled back the way I want before it's approved, please? And can you tell me what I can do to help make sure it's scaled back? Please contact me at the above address or at [erskine.greg@gmail.com](mailto:erskine.greg@gmail.com).

Thank you for your help.

Sincerely,



Greg Erskine

## Williams, Julia

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**From:** Deanna O'Daniel <dodselfseek@gmail.com>  
**Sent:** Wednesday, September 25, 2019 10:54 AM  
**To:** Williams, Julia  
**Subject:** One Park Development case #16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Dear Julia,

So sorry that you have to go through yet another battle in the area. Please note, that i do think that something needs to be developed in that spot at the corner of Grinstead and Lexington, but One Park is way too large and OUT OF CHARACTER FOR THE TRADITIONAL NEIGHBORHOODS SURROUNDING IT! Don't change the zoning and make the size of the development smaller and mostly SHORTER!

Allowing this huge monster would start a trend of highrises around our SACRED PARK. It could soon look like Cental Park in NYC. We are already losing all our greenspace in the Highlands. Tell Kevin Cogan to pick on somebody else!!!

--

Deanna O'Daniel, CHT

## Williams, Julia

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**From:** Sandra Wagner <sandywagner502@gmail.com>  
**Sent:** Wednesday, September 25, 2019 9:25 AM  
**To:** Williams, Julia  
**Subject:** One Park 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Ms. Williams,

I am very concerned what will happen to our neighborhoods should the proposed zoning for this block be changed to PDD. I am a lifelong resident of Crescent Hill (over 60 years) and have seen so many changes to the area over the years. Frankfort Ave has grown organically and now has so many wonderful eclectic shops and restaurants.

I support the development of the site but oppose the requested change in zoning. The existing commercial zoning, C-2, allows the developer to build a mixed-use project, including a hotel. The only limitation, under C2, is the height of the project. **My biggest concern is a change in zoning will open the door to other high rise developments in this area.** One Park is not a development that fits in with the surrounding traditional neighborhoods. 421 multi-family units, an 18 story hotel with 250 rooms, and 1202 parking spaces, as well as, commercial and business space that are proposed for the 3.3 acre site.

I attended many of the meetings over the past couple of years about this project. While pretending to listen to the neighbors' concerns, I never felt as though the developer really cared about what we wanted. This impacts at least four neighborhoods and I believe our ideas and concerns should be put first.

From what I have seen and heard, I believe the neighbors want this block developed. But we want our concerns and future plans taken into consideration.

Thank you,  
Sandra Wagner  
3215 Marion Court  
Louisville, KY 40206

502-417-2686

## Williams, Julia

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**From:** Leo Fante <LeoF2814@Gmail.com>  
**Sent:** Tuesday, September 24, 2019 5:30 PM  
**To:** Williams, Julia  
**Subject:** Fante's Coffee Supports One Park

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Dear Supervisor Williams,

As some of you may know, I am the proud owner of Fante's Coffee at 2501 Grinstead Dr. We opened in 2017 and have thrived in this crossroads area.

I want to email you to make you aware that as a current occupant of the site, I fully support the new proposed development, and my company is interested in potentially locating in ONE PARK, which could give us an great opportunity to grow with the city. I know several other business owners at the site that are excited for this development. I have no doubt that it will bring more services to area residents.

While we love our current cafe, we view improvement and growth as positives. We can serve more customers and employ more people.

I have attended most of the charette planning sessions that the developer has held and I appreciate the developer's thoughtful approach, vision and the major changes and improvements as the project has matured. They listened to feedback and responded accordingly.

The result is an inclusive development that will bring more people closer to the park. That's something we should all celebrate because it's great to welcome new neighbors and more small entrepreneurs to the area.

I view ONE PARK as a great place where even more small businesses of all types can grow and thrive. It will also improve the area in a better-planned manner, affording more walking, biking and park access more Louisvillians.

Please approve this plan to enhance our city.

Leo Fante  
Owner Fante's Coffee  
LeoF2814@Gmail.com

Sincerely,

Leo Fante  
2814 Browns Ln  
Louisville, KY 40220  
LeoF2814@Gmail.com

**From:** [Ryan Moore](#)  
**To:** [Williams, Julia](#)  
**Subject:** I Support ONE PARK  
**Date:** Monday, September 23, 2019 11:40:19 AM

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CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Ryan Moore  
10200 Stone School Rd  
Prospect, KY 40059  
[ryanmoore25@gmail.com](mailto:ryanmoore25@gmail.com)