

St. Germain, Dante

From: stpinlou@aol.com
Sent: Wednesday, October 6, 2021 11:37 AM
To: michael@livdev.com
Cc: nrp@bardlaw.net; doug.schultz@swlinc.com; St. Germain, Dante; jtz@twc.com
Subject: Re: Springdale Road Extension 21-ZONE-0106

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Michael,

My clients have reminded me about their concern for the landscape buffer along Springdale Road. They would like to see all vegetation retained, not just trees. The understory provides a visual buffer along with the trees. It also provides habitat for wildlife. We have no objection to removing dead trees, but the bulk of the existing vegetation should remain. I would suggest that a strip of land along the road be designated a Woodland Protection Area which allows removal of dead or dangerous vegetation but nothing else.

We look forward to your response to our concerns. Thanks for your cooperation all along.

Steve Porter

Stephen T. Porter
Attorney at Law
2406 Tucker Station Road
Louisville, KY 40299
502-905-9991
stpinlou@aol.com

In a message dated 10/5/2021 2:08:53 PM Eastern Standard Time, michael@livdev.com writes:

Confirming receipt. Can you please confirm that these items are the totality of your comments? The first two are new and haven't been previously brought up.

Michael Ramsey

LIV Development

2204 Lakeshore Drive, Suite 450

Birmingham, AL 35209

(205) 484-2849

From: stpinlou@aol.com <stpinlou@aol.com>
Sent: Tuesday, October 5, 2021 12:59 PM
To: Michael Ramsey <michael@livdev.com>

Cc: nrp@bardlaw.net; doug.schultz@swlinc.com; dante.st.germain@louisvilleky.gov; jtz@twc.com

Subject: Springdale Road Extension 21-ZONE-0106

Michael,

Please look carefully at the response from Louisville Metro that indicates the proposed ROW dedication is not enough to construct the new road and the Loop. I think additional ROW dedication is necessary. Maybe Doug can work that out with Metro.

At this point, the Asbury HOA requests the following:

1. Additional ROW dedication as necessary to allow a two-lane extension of Springdale Road and a 12' multiuse Loop path.
2. A binding element requiring payment by LIV to Metro an estimated cost of \$75,000 for final design plans for the new road, due at issuance of building permit.
3. A binding element to close the eastern entrance from Old Springdale Rd. once the new extension is open.
4. Reduction on height of building #5 to three stories
5. A binding element on dark-sky lighting as attached to this e-mail.

Thanks for your help.

Steve Porter

Stephen T. Porter

Attorney at Law

2406 Tucker Station Road

Louisville, KY 40299

502-905-9991

stpinlou@aol.com

From: Jeffrey.Brown@louisvilleky.gov
To: Stpinlou@aol.com
Sent: 10/5/2021 10:50:51 AM Eastern Standard Time
Subject: FW: Springdale Road Extension 21-ZONE-0106

Below are some preliminary cost estimates for the various of phases from design to construction.

Jeffrey Brown, PE

From: Deatherage, Amanda C. <Amanda.Deatherage@louisvilleky.gov>
Sent: Monday, October 4, 2021 2:33 PM
To: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>; Gowin, Dirk L <Dirk.Gowin@louisvilleky.gov>;
Boz, Milana A <Milana.Boz@louisvilleky.gov>; Swintosky, John <John.Swintosky@louisvilleky.gov>
Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Kurowsky, Steve M.
<steve.kurowsky@louisvilleky.gov>
Subject: RE: Springdale Road Extension 21-ZONE-0106

Jeff,

I've worked with Steve K. to get a cost estimate for you:

Final Design Plans = \$75,000

Construction Cost for Road (Urban Section + 15% Contingency) = \$1,115,000

Construction of the Loop (12' multiuse path) = \$160,000

There is no R/W or Utility Relocation fees in these cost estimates.

Steve pointed out something concerning about the width of the proposed ROW dedication: Large utility poles cut the usable space of that yellow area in half, and it doesn't provide for enough width to construct the new road *and* the Loop through this corridor.

Amanda C. Deatherage, AICP

contact: Amanda.Deatherage@LouisvilleKY.gov | 502-574-6447

From: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Sent: Monday, September 27, 2021 11:01 AM
To: Deatherage, Amanda C. <Amanda.Deatherage@louisvilleky.gov>; Gowin, Dirk L <Dirk.Gowin@louisvilleky.gov>; Boz, Milana A <Milana.Boz@louisvilleky.gov>; Swintosky, John <John.Swintosky@louisvilleky.gov>
Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: FW: Springdale Road Extension 21-ZONE-0106

The attached plan is going to the Planning Commission on 11/21/21 and the developer has agreed to dedicate right-of-way along the north side of their property, abutting the expressway, for the future construction of Springdale Rd and Louisville Loop. What would be an estimated cost for design and construction of a two lane road plus 12' multiuse path? It is possible, that during the Planning Commission public hearing, this question could come up for a potential contribution by the developer for the design work as a condition of the rezoning. This alignment was chosen in lieu of straightening the existing curves because of the existing vegetative screen along the south side of the property and the "Lovers Ln" signage.

Please let me know if you have any questions.

The area shown in yellow below is the approximate footprint of the R/W dedication.



Jeffrey Brown, PE

St. Germain, Dante

From: stpinlou@aol.com
Sent: Wednesday, September 22, 2021 11:41 AM
To: St. Germain, Dante
Cc: michael@livdev.com; nrp@bardlaw.net; doug.schultz@swlinc.com; jtz@twc.com
Subject: Case No. 21-ZONE-0106 Springdale Apartments
Attachments: Atty-Lighting-Apartments.pdf

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Dante,

I represent the Asbury Home Owners Association, Inc., whose homes are adjacent to the proposed development. My client still has many concerns about this proposal but we are in discussion with the developer. If the project goes forward, we suggest the attached binding element on lighting be included. We also suggest that the developer be required to construct a stub road to the proposed Springdale Road extension to the north. As this proposal goes through the process, we may have other concerns, which we will relay to you. Thanks

Steve Porter

Stephen T. Porter
Attorney at Law
2406 Tucker Station Road
Louisville, KY 40299
502-905-9991
stpinlou@aol.com

Lighting

a) All exterior lighting, whether freestanding or attached to any structure, including street lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground.

b) No lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.

c) No parking lot light fixtures shall be more than fourteen feet high, measured from ground level.