

# Churchill Downs 4<sup>th</sup> Street / Oakdale Terrace Closure & Barn Facilities



**LD&T**  
**August 22, 2019**



CHURCHILL DOWNS

# Major Capital Improvements at Churchill Downs Since 2010

- 2010 Permanent Lighting for Track
- 2013 Paddock Plaza and The Mansion
- 2014 Big Board and Grandstand Pavilion
- 2015 Winners Circle Suites and The Courtyard
- 2016 Stakes Room and Turf Club
- 2017 Loft at Aristides Lounge and 2<sup>nd</sup> Floor Clubhouse
- 2018 Starting Gate Suites and Colonnade, Parking, and Transportation Project



# West Parking Lot Prior to Improvements



\*GOOGLE EARTH

# West Parking Lot Improvements



# West Parking Lot



# West Parking Lot



**Perimeter Landscaping & Fencing**

## Plaza Area



# West Parking Lot



**Landscaped Islands & Speed Tables**



**Sidewalks/Crosswalks, Lighting,  
Fencing & Landscaping**

# Gate 3 Improvements



# A History of Flooding



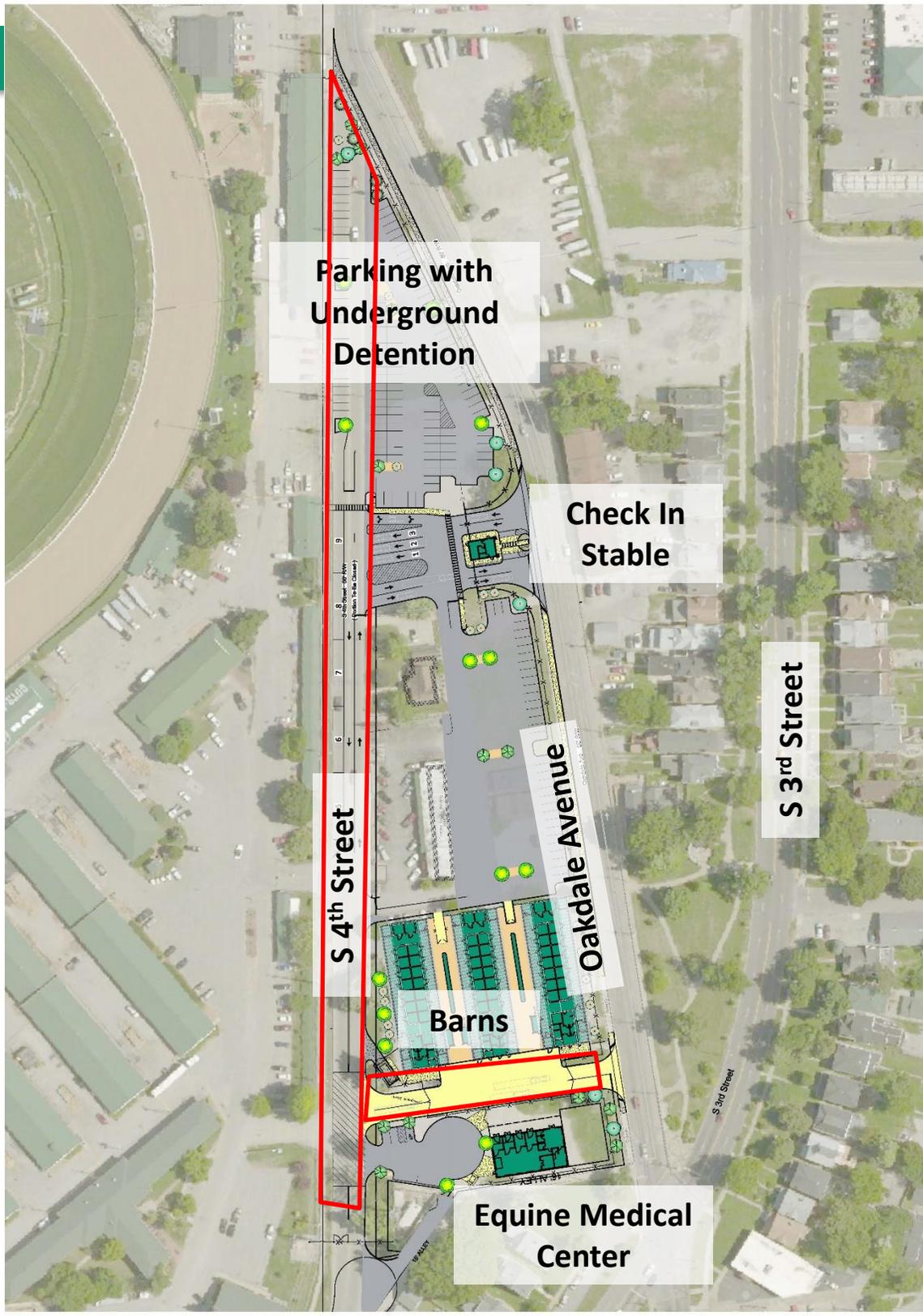
# Infiltration Basin Construction – Photo Overlay



# Aerial Vicinity & Closure Area: S 4<sup>th</sup> Street & Oakdale Terrace



# Site Plan



Parking with  
Underground  
Detention

Check In  
Stable

S 4th Street

Oakdale Avenue

S 3rd Street

Barns

Equine Medical  
Center

north



CHURCHILL DOWNS

# Architectural Renderings



**Existing Conditions**



**Proposed Improvements**

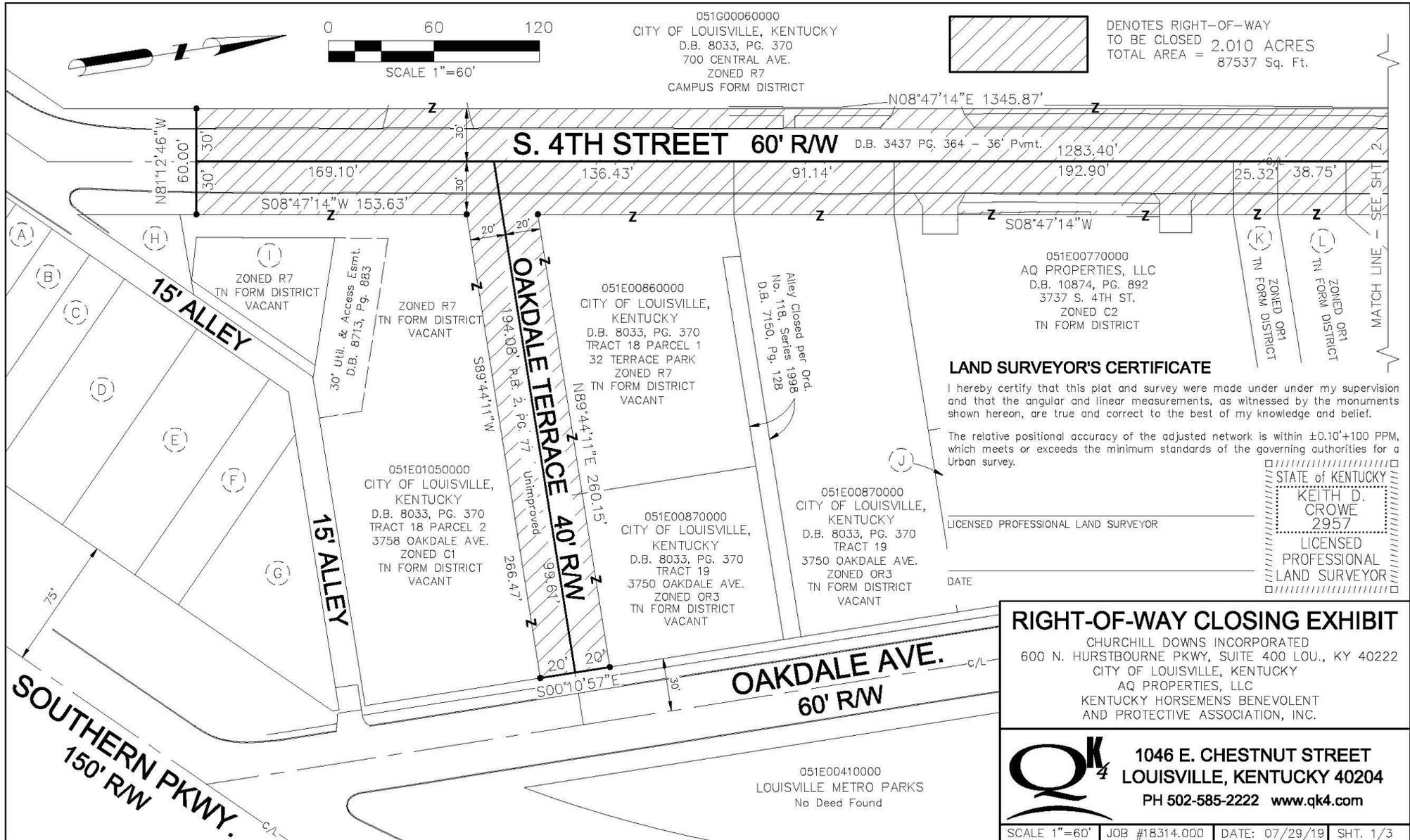
Neighborhood Meeting – 8/7/19 at 6:00 pm



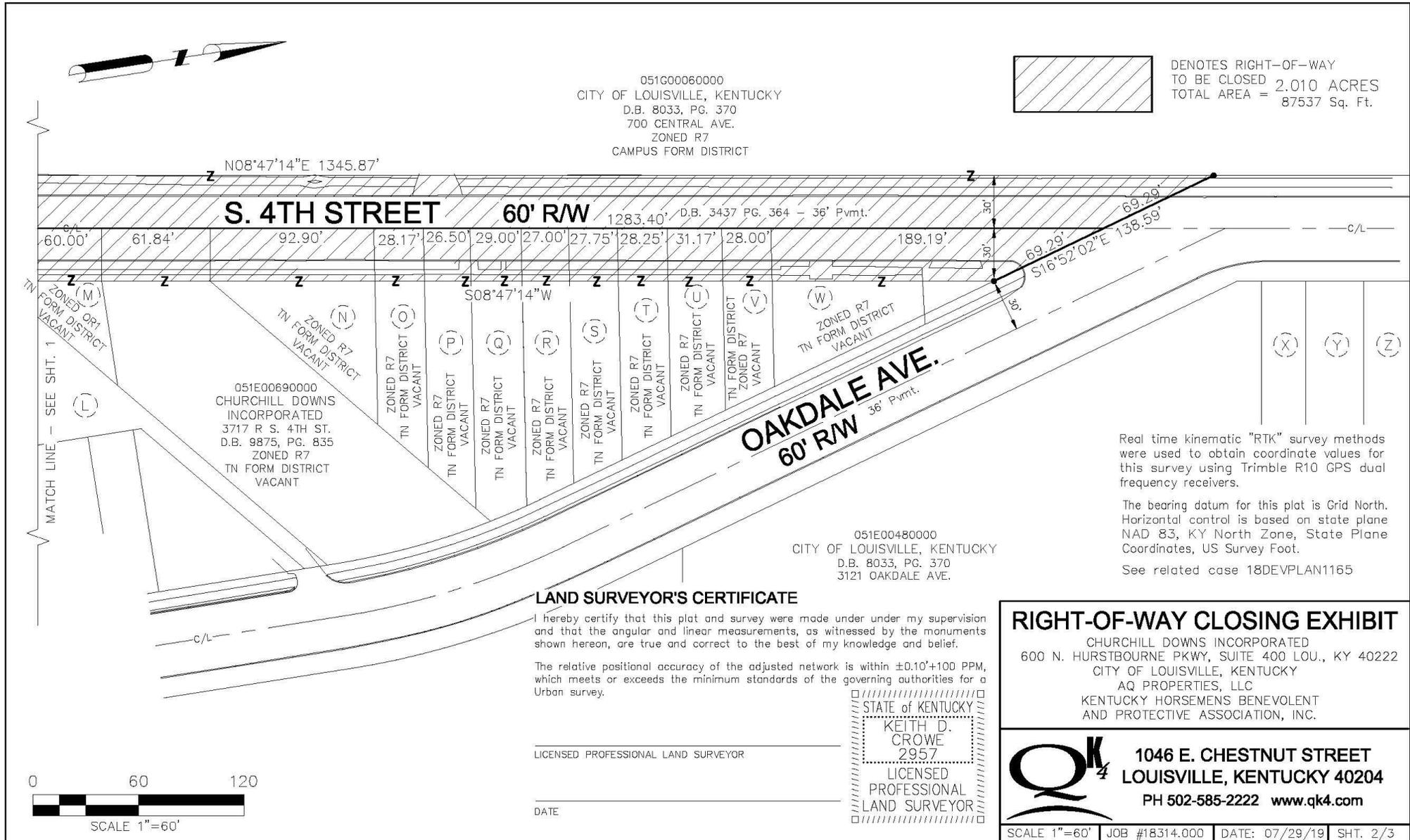
**WDRB**  
now fireTV

**CHURCHILL HOLDS MEETING ABOUT 4TH ST. CLOSURE**

# Closure Plat



# Closure Plat



# Closure Plat

(A) 051F00330000  
MICHAEL BELL  
STEPHANIE BELL  
D.B. 9312, PG. 381  
3814 SOUTHERN PKWY

(B) 051F00340000  
GENE C. BELL  
D.B. 6191, PG. 547  
3812 SOUTHERN PKWY

(C) 051F00350000  
ERIC JAMIESON  
D.B. 10330, PG. 21  
3810 SOUTHERN PKWY

(D) 051F00360000  
JOHN R. ELLIS, III  
JANE M. ELLIS  
D.B. 9420, PG. 918  
3806 SOUTHERN PKWY

(E) 051F00370000  
GEORGE T. PAYNE  
D.B. 4985, PG. 730  
3804 SOUTHERN PKWY

(F) 051F00380000  
KEVIN D. TRIPLETT  
D.B. 7700, PG. 842  
3802 SOUTHERN PKWY

(G) 051F00390000  
CHURCHILL DOWNS INCORPORATED  
D.B. 5917, PG. 204  
3800 SOUTHERN PKWY.

(H) 051G00070000  
CITY OF LOUISVILLE, KENTUCKY  
D.B. 8033, PG. 370

(I) 051E01040000  
CITY OF LOUISVILLE, KENTUCKY  
D.B. 8713, PG. 883 TRACT 1  
3756 OAKDALE AVE.

(J) 051E00870000  
CHURCHILL DOWNS INCORPORATED  
D.B. 9541, PG. 545  
3750 OAKDALE AVE.

(K) 051E00750000  
KENTUCKY HORSEMENS BENEVOLENT  
AND PROTECTIVE ASSOCIATION, INC.  
D.B. 9681, PG. 147  
3731 S. 4TH ST.

(L) 051E00910000  
KENTUCKY HORSEMENS BENEVOLENT  
AND PROTECTIVE ASSOCIATION, INC.  
D.B. 9681, PG. 547  
3729 S. 4TH ST.

(M) 051E00700000  
KENTUCKY HORSEMENS BENEVOLENT  
AND PROTECTIVE ASSOCIATION, INC.  
D.B. 9681, PG. 547  
3727 S. 4TH ST.

## ADJACENT PROPERTY OWNERS

(N) 051E00680000  
CHURCHILL DOWNS INCORPORATED  
D.B. 9875, PG. 835  
3717 S. 4TH ST.

(O) 051E00670000  
CHURCHILL DOWNS INCORPORATED  
D.B. 9710, PG. 593  
3715 S. 4TH ST.

(P) 051E00660000  
CITY OF LOUISVILLE, KENTUCKY  
D.B. 8033, PG. 370  
3713 S. 4TH ST.

(Q) 051E00650000  
CHURCHILL DOWNS INCORPORATED  
D.B. 7138, PG. 495  
3711 S. 4TH ST.

(R) 051E00640000  
CITY OF LOUISVILLE, KENTUCKY  
D.B. 7885, PG. 40  
3709 S. 4TH ST.

(S) 051E00630000  
CHURCHILL DOWNS INCORPORATED  
D.B. 9371, PG. 88  
3707 S. 4TH ST.

(T) 051E00620000  
CHURCHILL DOWNS INCORPORATED  
D.B. 5738, PG. 756  
3705 S. 4TH ST.

(U) 051E00610000  
CHURCHILL DOWNS INCORPORATED  
D.B. 10308, PG. 961  
3703 S. 4TH ST.

(V) 051E00600000  
CHURCHILL DOWNS INCORPORATED  
D.B. 7206, PG. 448  
3701 S. 4TH ST.

(W) 051E00600000  
CHURCHILL DOWNS INCORPORATED  
D.B. 7206, PG. 448  
3701 S. 4TH ST.

(X) 051E00590000  
CHURCHILL DOWNS INCORPORATED  
D.B. 7146, PG. 680  
3141 S. 4TH ST.

(Y) 051E00460000  
CHURCHILL DOWNS INCORPORATED  
D.B. 6050, PG. 684  
3117 S. 4TH ST.

(Z) 051E00450000  
CITY OF LOUISVILLE, KENTUCKY  
D.B. 8033, PG. 370  
3113 S. 4TH ST.

(Z) 051E00440000  
CHURCHILL DOWNS INCORPORATED  
D.B. 5855, PG. 778  
3111 S. 4TH ST.

## APPLICANTS

CHURCHILL DOWNS INCORPORATED  
600 N. HURSTBOURNE PKWY, STE 400  
LOUISVILLE, KY 40222-5389

CITY OF LOUISVILLE, KENTUCKY  
527 W. JEFFERSON STREET  
LOUISVILLE, KY 40202-2814

AQ PROPERTIES, LLC  
600 N. HURSTBOURNE PKWY, STE 400  
LOUISVILLE, KY 40222-5389

KENTUCKY HORSEMENS BENEVOLENT  
AND PROTECTIVE ASSOCIATION, INC.  
3733 S. 4TH STREET  
LOUISVILLE, KY 40214-1712

## LAND SURVEYOR'S CERTIFICATE

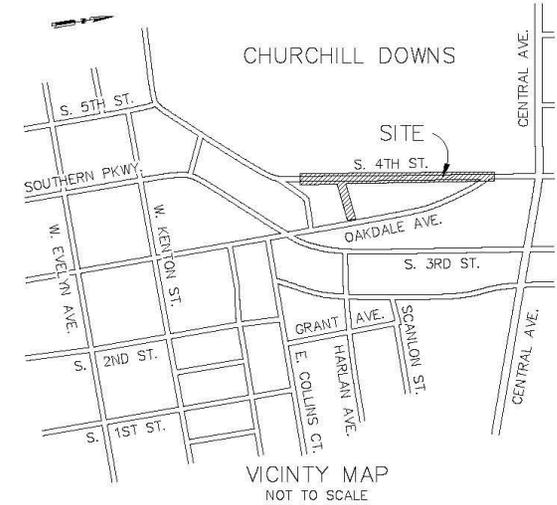
I hereby certify that this plat and survey were made under under my supervision and that the angular and linear measurements, as witnessed by the monuments shown hereon, are true and correct to the best of my knowledge and belief.

The relative positional accuracy of the adjusted network is within  $\pm 0.10''+100$  PPM, which meets or exceeds the minimum standards of the governing authorities for a Urban survey.

\_\_\_\_\_  
LICENSED PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

STATE of KENTUCKY  
KEITH D.  
CROWE  
2957  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR



## CLOSURE NOTES:

1. BLANKET CROSS ACCESS AGREEMENT TO BE RECORDED AT OR BEFORE THE TIME OF ROAD CLOSURE RECORDING.
2. PROPOSED USE OF AREA OF ROAD CLOSURE IS INTERNAL CIRCULATION FOR EXPANDED BACKSIDE OPERATIONS AT CHURCHILL DOWNS RACE TRACK.
3. UPON CLOSURE, 4TH STREET RIGHT-OF-WAY TO BE DEDICATED AS A JOINT PUBLIC UTILITY EASEMENT TO SERVE THE EXISTING UTILITIES TO REMAIN WITHIN THE 4TH STREET CORRIDOR INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS TELECOMMUNICATIONS, AND SEWER.

## RIGHT-OF-WAY CLOSING EXHIBIT

CHURCHILL DOWNS INCORPORATED  
600 N. HURSTBOURNE PKWY, SUITE 400 LOU., KY 40222  
CITY OF LOUISVILLE, KENTUCKY  
AQ PROPERTIES, LLC  
KENTUCKY HORSEMENS BENEVOLENT  
AND PROTECTIVE ASSOCIATION, INC.



1046 E. CHESTNUT STREET  
LOUISVILLE, KENTUCKY 40204  
PH 502-585-2222 www.qk4.com

JOB #18314.000 DATE: 07/29/19 SHT. 3/3

# Aerial Image



S 4th Street

Oakdale Avenue

S 3rd Street

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CHURCHILL DOWNS

Aerial Image



S 4th Street

Oakdale Avenue

S 3rd Street



# Traffic Study Summary

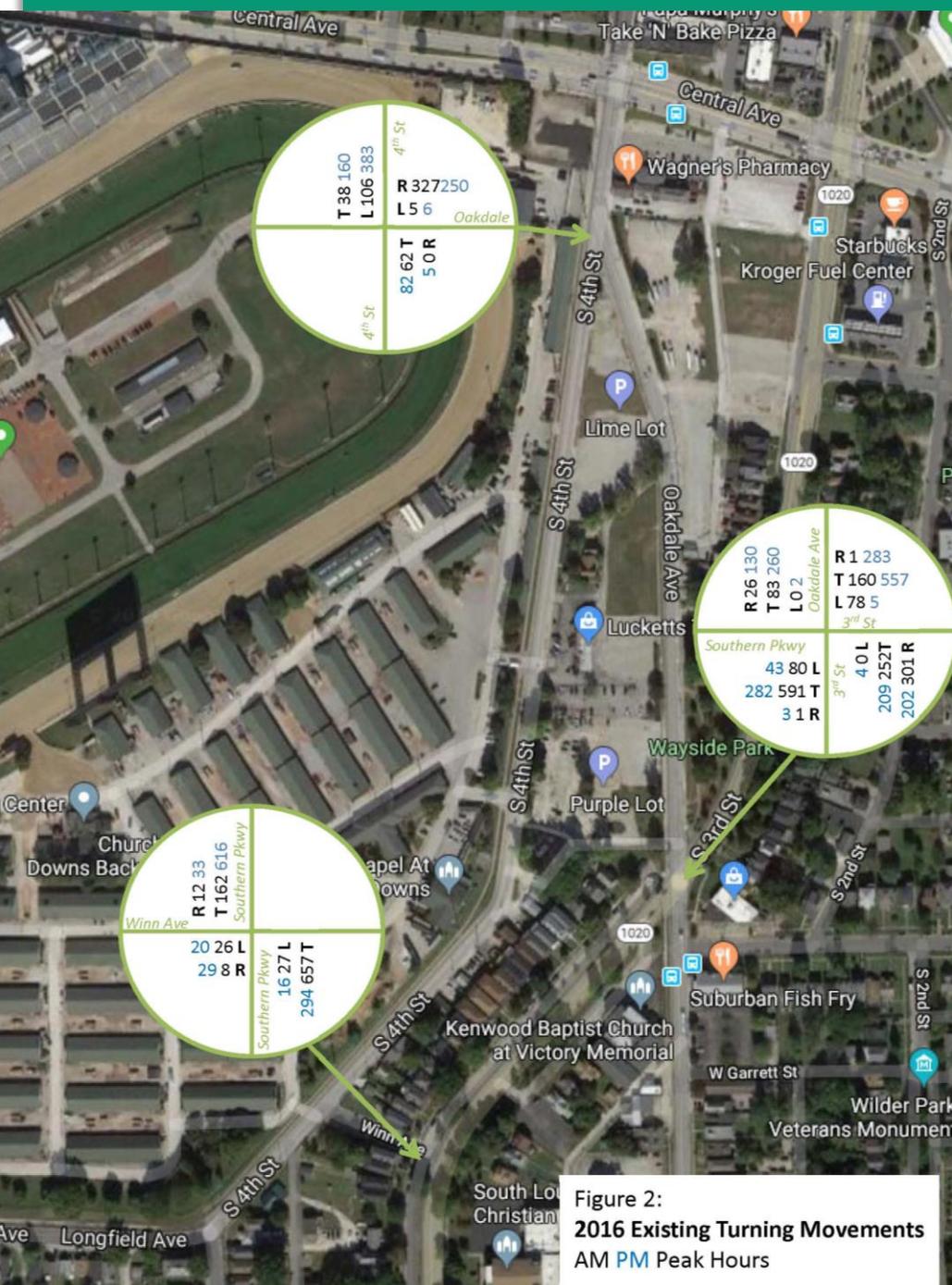
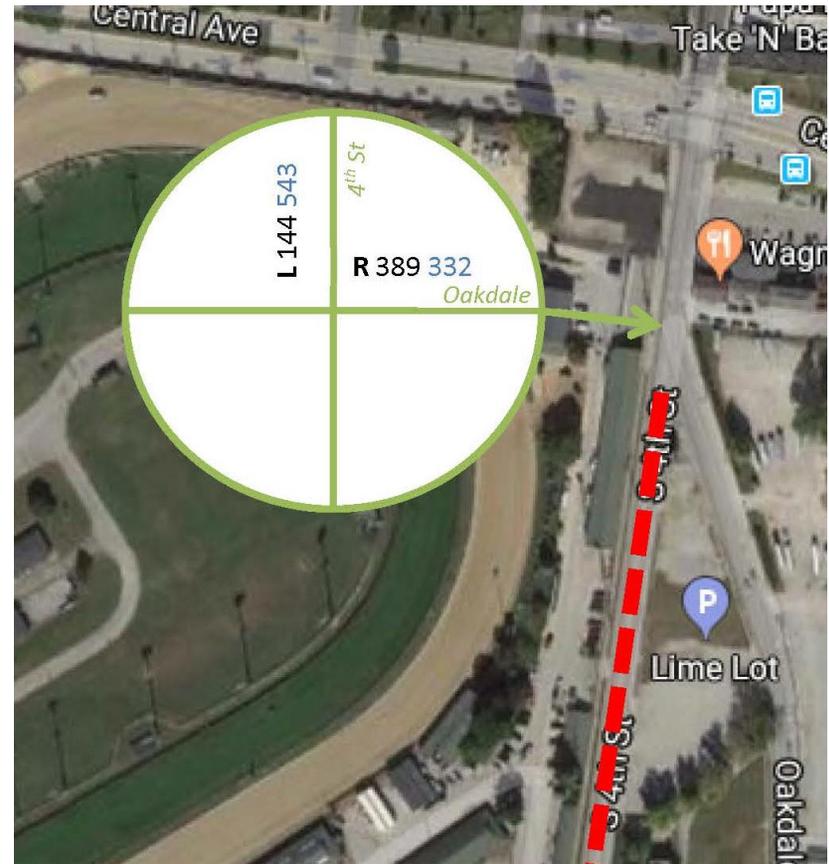
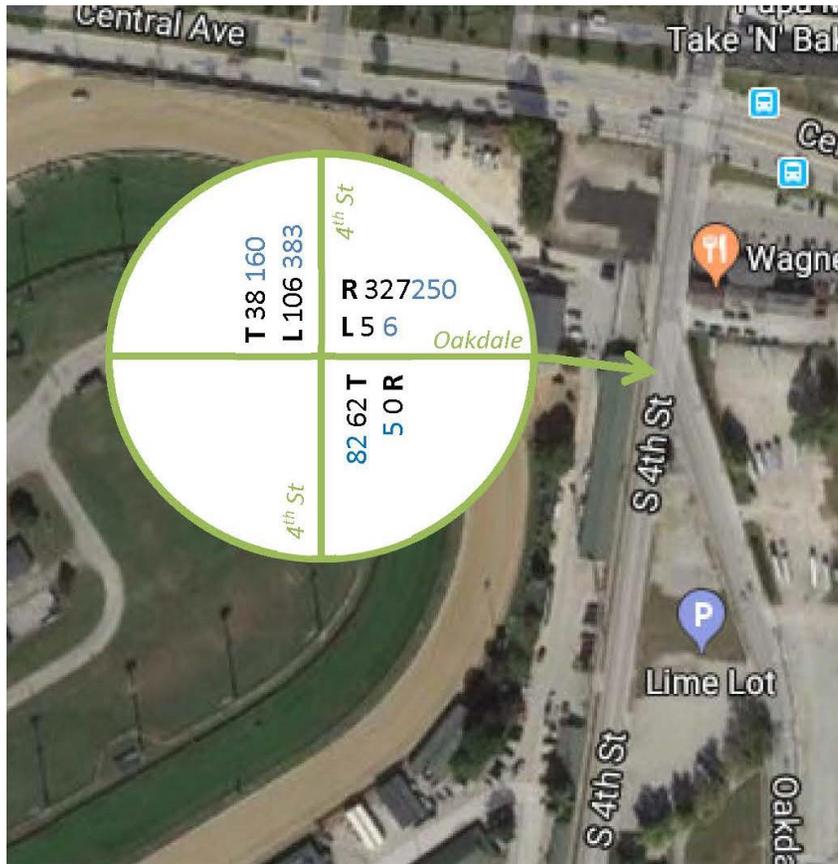


Figure 2:  
2016 Existing Turning Movements  
AM PM Peak Hours



Figure 5:  
2016 Proposed Turning Movements  
AM PM Peak Hours

# Traffic Study Summary – 4<sup>th</sup>/Oakdale Intersection



## Southbound, Left

	AM	PM	LOS (AM/PM)
Existing	106	383	A/A
Proposed	144	543	N/A

## Southbound, Left

	AM	PM
Increase	38	160

## Southbound, Left

	AM	PM
	0.6 car/minute	
		2.6 cars/minute

## Northbound, Left/Right

	AM	PM	LOS (AM/PM)
Existing	327	250	B/C
Proposed	389	332	N/A

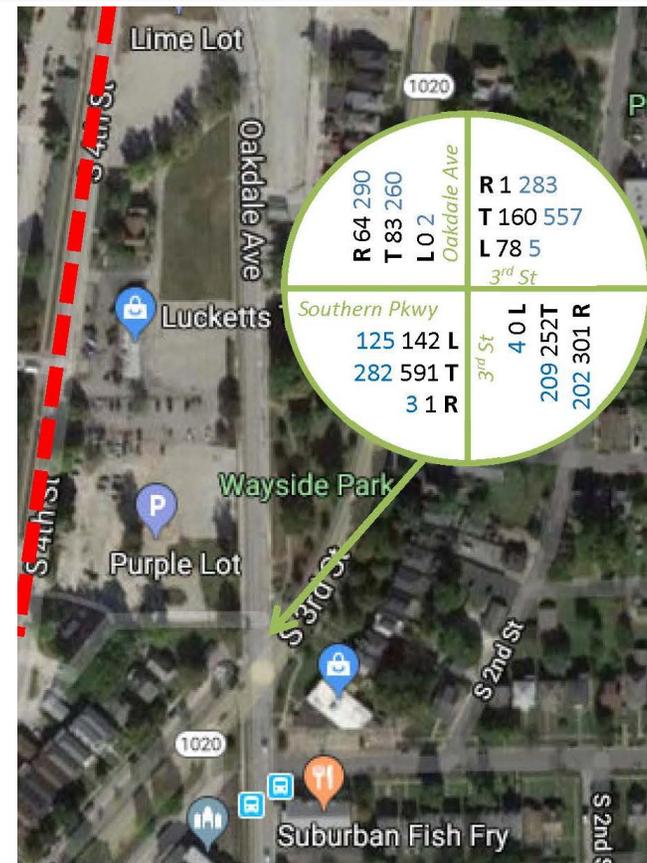
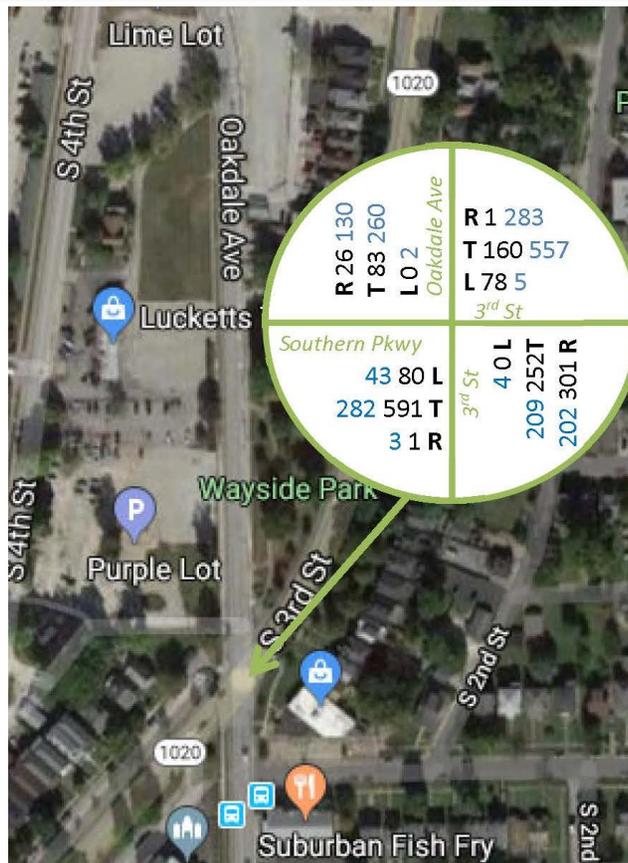
## Northbound, Left/Right

	AM	PM
Increase	62	82

## Northbound, Left/Right

	AM	PM
	1.0 car/minute	
		1.4 cars/minute

# Traffic Study Summary – 3<sup>rd</sup> /Oakdale Intersection



## Southbound, Right

	AM	PM	LOS (AM/PM)
Existing	26	130	C/C
Proposed	64	290	C/C

## Southbound, Right

	AM	PM
Increase	38	160

## Southbound, Right

AM	0.6 car/minute
PM	2.7 cars/minute

## Eastbound, Left

	AM	PM	LOS (AM/PM)
Existing	80	43	C/C
Proposed	142	125	C/C

## Eastbound, Left

	AM	PM
Increase	62	82

## Eastbound, Left

AM	1.0 car/minute
PM	1.4 cars/minute

# Traffic Study Summary – Winn/Southern Parkway Intersection

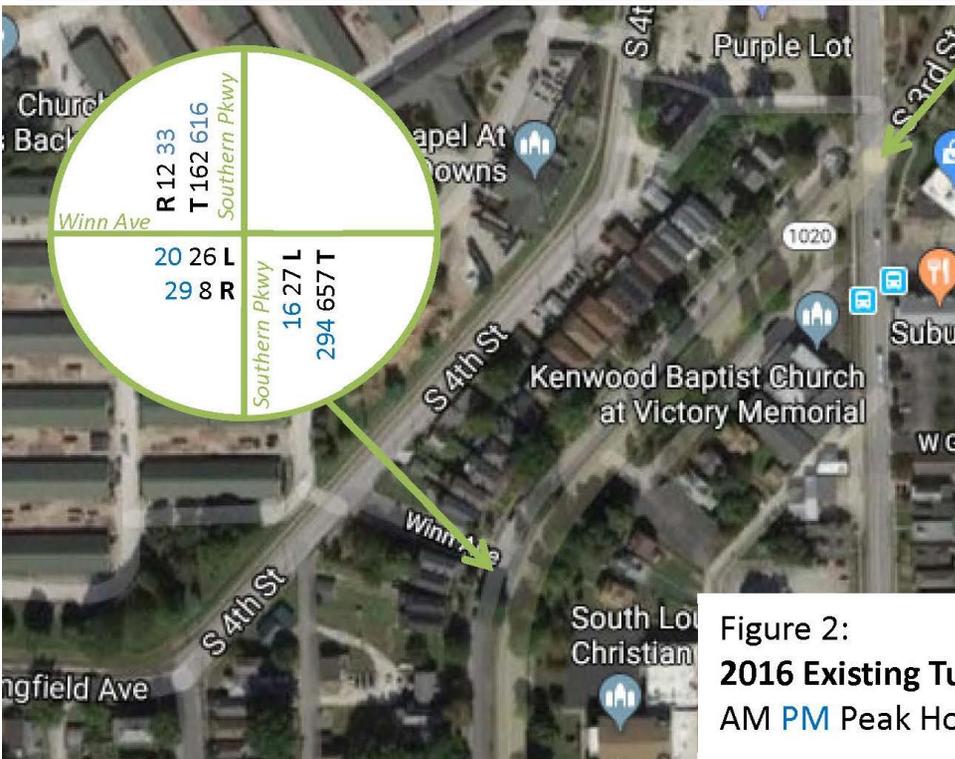


Figure 2:  
2016 Existing Traffic  
AM PM Peak Hours

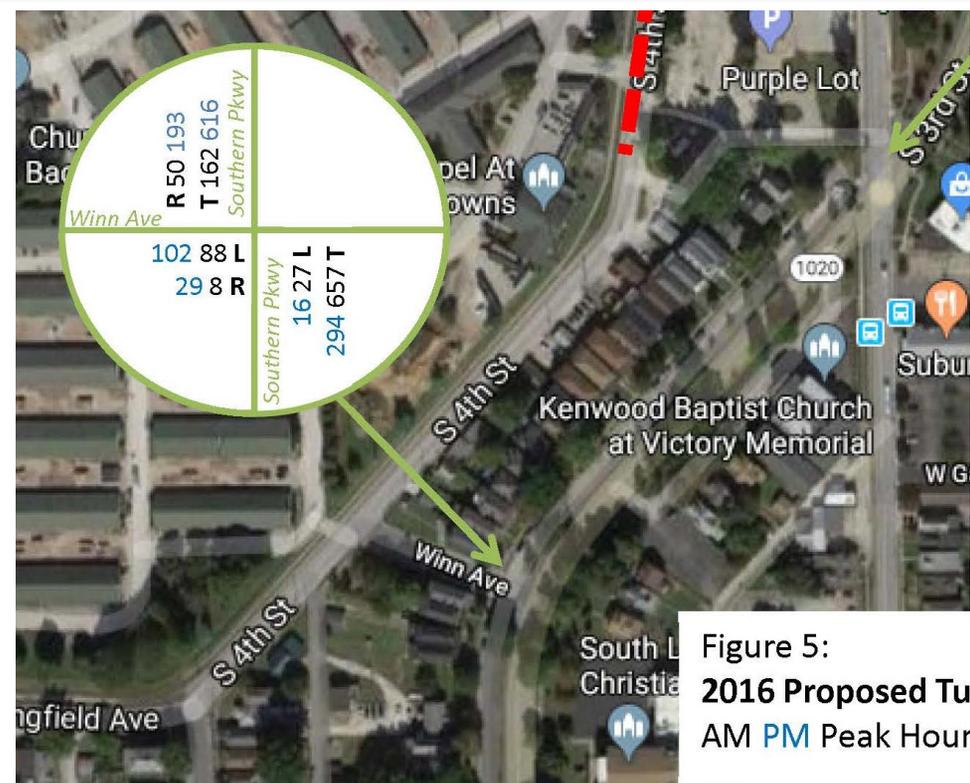


Figure 5:  
2016 Proposed Traffic  
AM PM Peak Hours

Southbound, Right			
	AM	PM	LOS (AM/PM)
Existing	12	33	A/A
Proposed	50	193	A/A

Southbound, Right		
	AM	PM
Increase	38	160

Southbound, Right	
	Value
AM	0.6 car/minute
PM	2.7 cars/minute

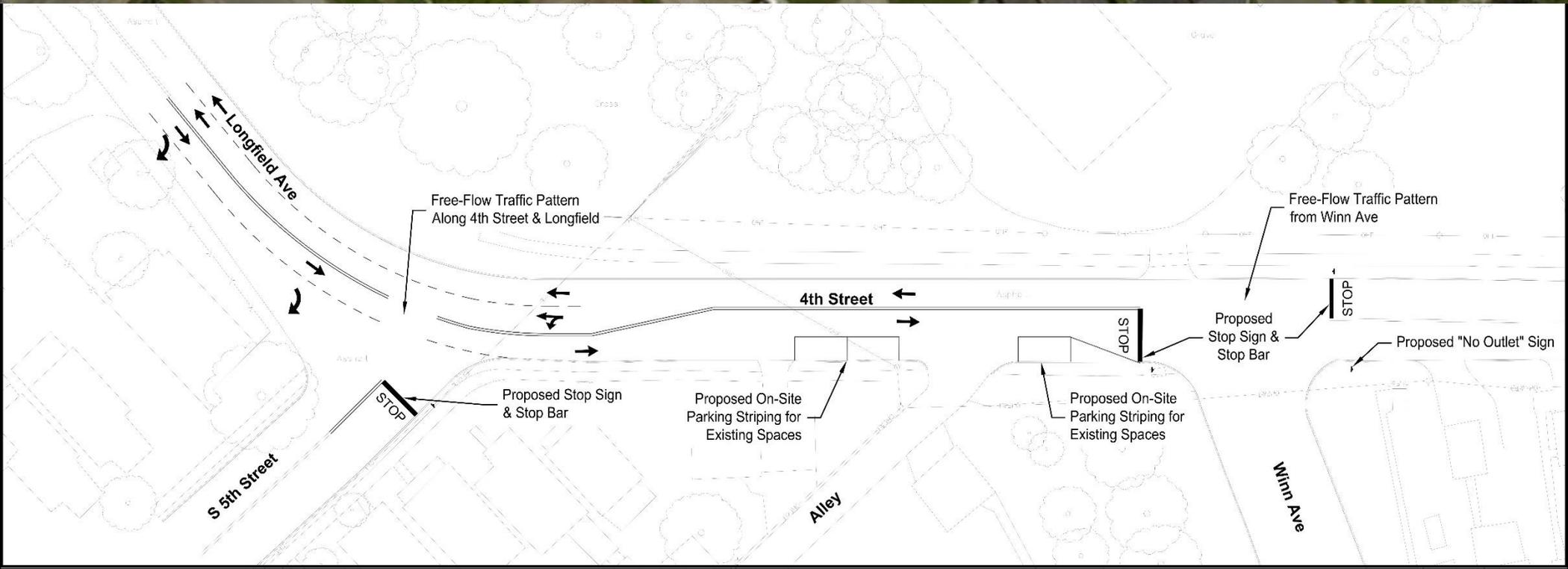
Eastbound, Left			
	AM	PM	LOS (AM/PM)
Existing	26	20	B/B
Proposed	88	102	B/C

Eastbound, Left		
	AM	PM
Increase	62	82

Eastbound, Left/Thru	
	Value
AM	1.0 car/minute
PM	1.4 cars/minute



# Striping & Signage Improvements

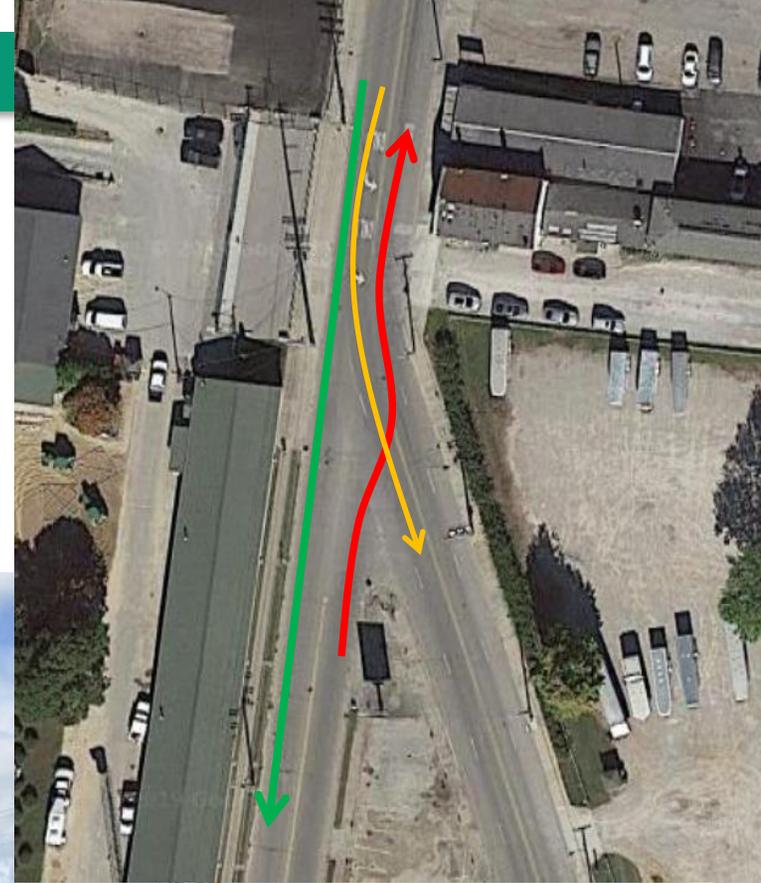


# Winn Avenue – Existing Conditions

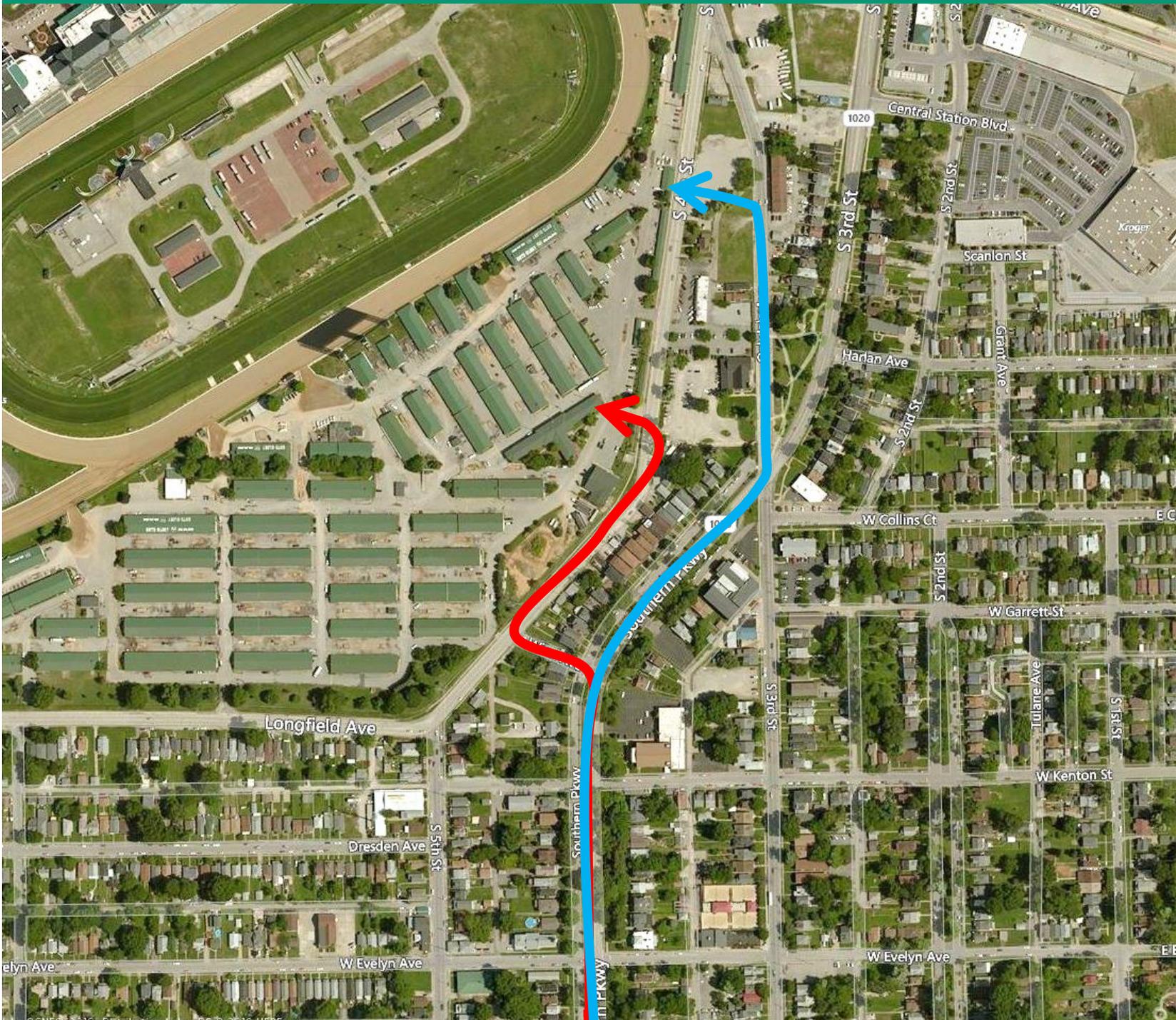


## Existing Conditions / Possible Conflict Points

- Non-signalized intersection w/ poor sightlines
- 2 crashes / Million Vehicles (KSP)
- Detour path through lighted intersection w/ 1.3 crashes/million cars



# Safety Improvements – Removal of Backside Traffic and Associated Early Morning Truck Noise from Deliveries on 4<sup>th</sup>



# Safety Improvements – Existing Route into Backside via 4<sup>th</sup> Street



# Safety Improvements – Existing Route into Backside via Southern Pkwy./Oakdale



# Alley Modifications – One Way East



S 3rd Street

Southern Parkway

S 4th Street

03/12/2019

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# Alley Modifications – One Way West



03/12/2019

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# Alley Modifications – Combination of Convert to Pedestrian & Two Way



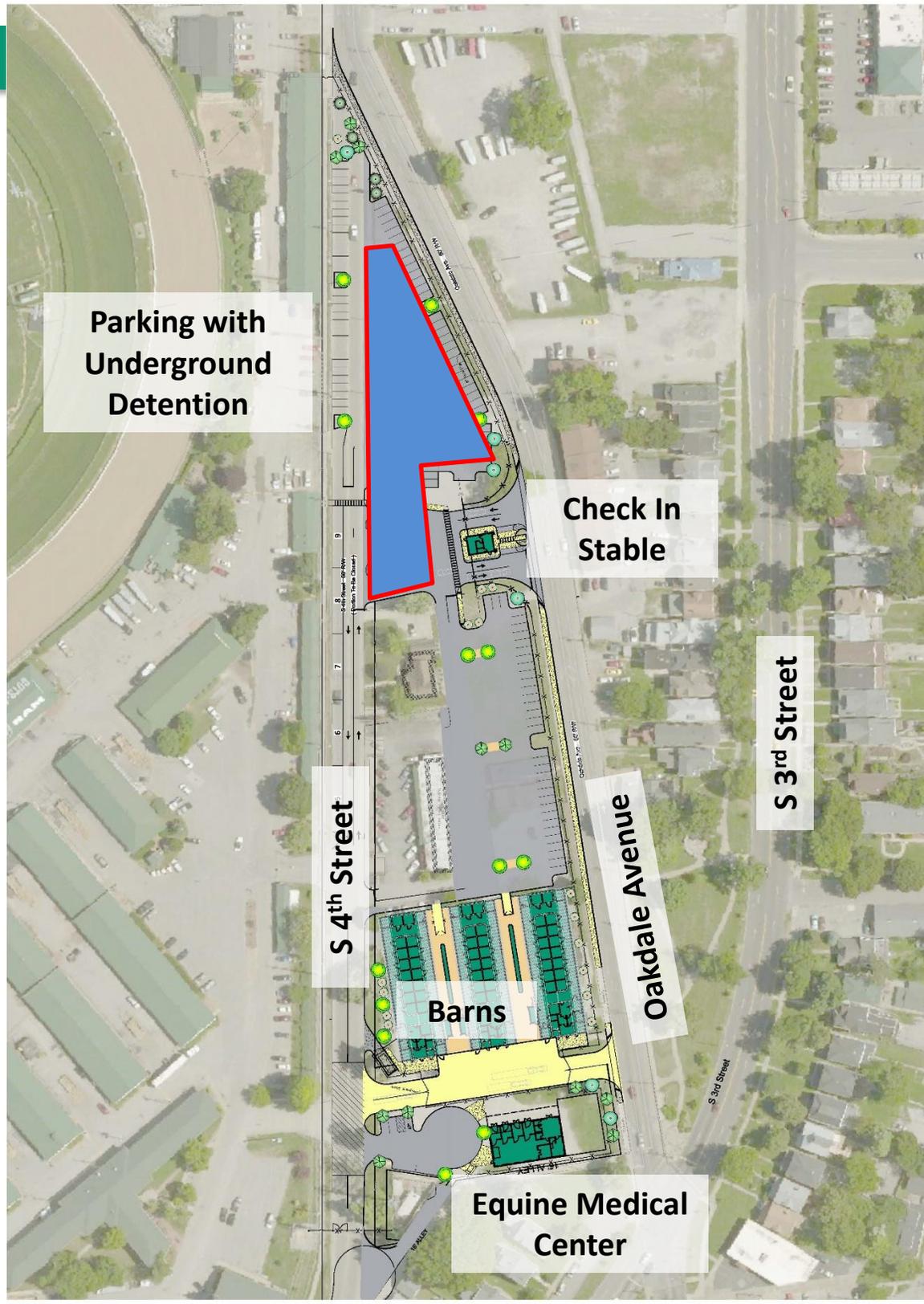
03/12/2019

© 2019 Pictometry

# Proposed Underground Detention



north



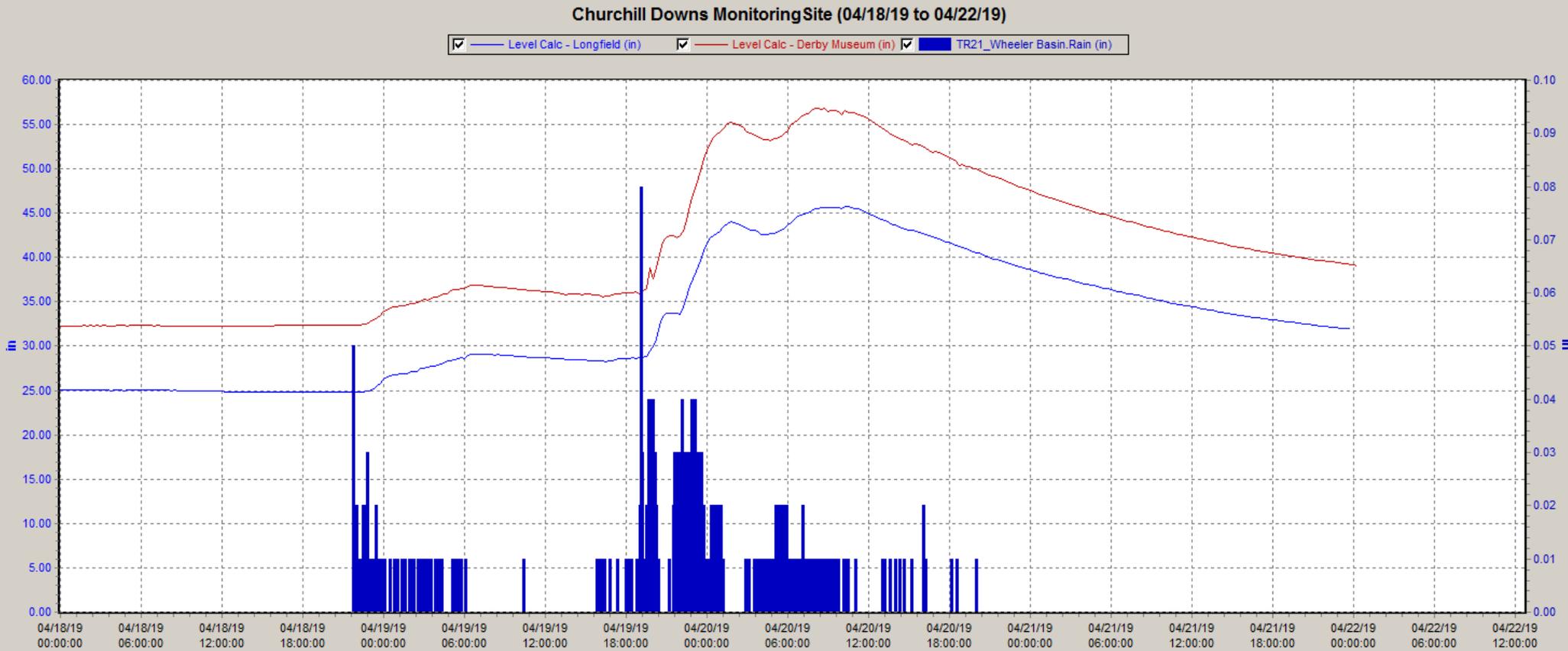
# Underground Infiltration/Detention Sizing



North Lot		
Post 100-Year Flow	140.05	cfs
Pre 10-Year Flow	94.17	cfs
<b>Storage Required</b>	<b>130,000</b>	<b>ft<sup>3</sup></b>
RE <sub>WQv</sub>	0.60	inches
I	92.6	percent
Rv	0.88	
A	972,217	ft <sup>2</sup>
IA <sub>R</sub>	0	ft <sup>2</sup>
WQ <sub>VR</sub>	0	ft <sup>3</sup>
<b>WQ<sub>v</sub></b>	<b>42,943</b>	<b>ft<sup>3</sup></b>
RE <sub>WQv</sub>	1.00	inches
I	92.6	percent
Rv	0.88	
A	972,217	ft <sup>2</sup>
IA <sub>R</sub>	0	ft <sup>2</sup>
WQ <sub>VR</sub>	0	ft <sup>3</sup>
<b>WQ<sub>v</sub></b>	<b>71,571</b>	<b>ft<sup>3</sup></b>
RE <sub>WQv</sub>	2.13	inches
I	92.6	percent
Rv	0.88	
A	972,217	ft <sup>2</sup>
IA <sub>R</sub>	0	ft <sup>2</sup>
WQ <sub>VR</sub>	0	ft <sup>3</sup>
<b>WQ<sub>v</sub></b>	<b>152,447</b>	<b>ft<sup>3</sup></b>

South Lot & Interior Wall		
Post 100-Year Flow	231.87	cfs
Pre 10-Year Flow	170.39	cfs
<b>Storage Required</b>	<b>165,000</b>	<b>ft<sup>3</sup></b>
RE <sub>WQv</sub>	0.60	inches
I	91.6	percent
Rv	0.87	
A	1,370,383	ft <sup>2</sup>
IA <sub>R</sub>	0	ft <sup>2</sup>
WQ <sub>VR</sub>	0	ft <sup>3</sup>
<b>WQ<sub>v</sub></b>	<b>59,913</b>	<b>ft<sup>3</sup></b>
RE <sub>WQv</sub>	1.00	inches
I	91.6	percent
Rv	0.87	
A	1,370,383	ft <sup>2</sup>
IA <sub>R</sub>	0	ft <sup>2</sup>
WQ <sub>VR</sub>	0	ft <sup>3</sup>
<b>WQ<sub>v</sub></b>	<b>99,855</b>	<b>ft<sup>3</sup></b>
RE <sub>WQv</sub>	2.13	inches
I	91.6	percent
Rv	0.87	
A	1,370,383	ft <sup>2</sup>
IA <sub>R</sub>	0	ft <sup>2</sup>
WQ <sub>VR</sub>	0	ft <sup>3</sup>
<b>WQ<sub>v</sub></b>	<b>212,692</b>	<b>ft<sup>3</sup></b>

# Post Construction – Performance



- Level sensors installed in both systems in March 2019
- System Designed for 2.13” prior to bypass to Combined System
- April 2019 Rain Event:
  - Wheeler Basin Rain Gauge (1.5 miles SW) recorded 2.93”
  - Total infiltration of runoff witnessed (No bypass to combined)

# Churchill Downs 4<sup>th</sup> Street / Oakdale Terrace Closure & Barn Facilities



**LD&T**  
**August 22, 2019**



CHURCHILL DOWNS