

1/18/17

Case No.16zone1019 / St. Joe Property

To Julia Williams & Metro Planning members,

The development team of Cogan & Bardenweper are accelerating the environmental damage from sprawl that our community will be forced to deal with for years to come. While we now face huge (billions & billions) MSD infrastructure repair & maintenance costs that were neglected for decades, we blindly allow it to be extended without weighing the cost on all citizens and their environment.

The developers maintain that this is simply "infill" development, land for which this is its "highest" use. Rather it should be viewed as a corridor for vegetation and wildlife connectivity to the larger city. The developers should be required to present some pressing need, some over-riding benefit to be gained by the loss of this critical open space.

This is not a job creator for people who need it—where they live. This is another instance of the larger community subsidizing commercial real estate development by extending infrastructure that we all pay for—all the while endangering our quality of life.

Pollution of all kinds follows and spreads with this kind of development. Current residents suffer degradation of their life style. A transportation nightmare is unfolding as the Gene Synder is "built out" at Crestwood, Old Henry, Middletown and Bardstown Rd. exits over time—for which we have no solution. The Gene Synder will not be widened. All the binding elements in the world are not going to solve the traffic effects of dropping thousands of people in a two-lane neighborhood. We are building our way to gridlock and environmental degradation.

Pushing for dense development like this in a relatively rural area while large swaths of Louisville go wanting for any kind of investment is a disgrace for our city. This community needs to develop tools / regulations (the hopes for Cornerstone 2040) that can consider long term effects of service expansion—and not have them regarded as simply impediment to profits.

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