



Louisville Metro Council

Rick Blackwell
District 12 Councilman

Liz Kennedy
Legislative Assistant

Louisville Metro Planning Commission
Land Development & Transportation Committee
444 South 5th Street
Louisville, Kentucky 40202

RE: 5618 McDeane Road Proposed Development, 19DEVPLAN1059, 19SUBDIV1005, and 19VARIANCE1045

Dear Committee Members:

I am writing to express my concern with the proposed development for 198 units in multi-residential buildings at 5618 McDeane Road. While I appreciate the efforts that the applicants, Winterwood Property Management, have made to preserve green space on the properties to be developed and to mitigate existing drainage issues in the neighborhood and surrounding areas, several areas of concerns remain for the current residents.

Drainage - This area has had a number of pretty serious and costly drainage issues that we have been working on with MSD for years. While MSD has been able to address some of the issues, this development will undoubtedly complicate matters. There have also been some huge problems regarding the hillside to the east of Brinson Drive. We have experienced a landslide and some houses were severely impacted with one house actually being demolished using FEMA monies. Again, building back there likely will disturb this tenuous situation.

Traffic – The proposed development would undoubtedly increase traffic for the Bella Vista neighborhood. The current proposal would situate the apartment complex at the very back of the neighborhood, with access only through McDeane Road off of Gagel Avenue (there is a second access point off of Bruns Drive, but Bruns is only accessible through McDeane Drive itself). There are approximately 110 single family homes currently in the existing neighborhood in front of this proposed development. If the plan goes forward with 198 units and the capacity for 300+ vehicles, this would increase the potential number of motorists through this neighborhood by 270%. Because the only other option for a second access point to the subdivision would require crossing a railroad, there really is no solution to this dilemma. Current residents reported that exiting their subdivision during peak traffic times is already an ordeal and adding so many more potential vehicles into the mix will only further complicate this situation.

I ask that Planning Commission members require the applicant to conduct a new traffic study to evaluate the effect that this development will have on the existing Bella Vista neighborhood and along Gagel Avenue. During the neighborhood meeting held on May 25, the attorney for the developers noted that they believe a traffic plan submitted with a previous approved development plan for the site would suffice as a measure for the Planning Commission committee to evaluate now. Since the previous

plan was approved in 2011, there have been many changes on nearby arterials which affect traffic along Gagel and in the neighborhood.

Lack of Access/Sidewalks - There are no sidewalks in the neighborhood itself and as I mentioned, the proposal is to build this development in the very back end of the neighborhood. Also, and perhaps more importantly, there are no connected sidewalks on Gagel Avenue which leads to Dixie Highway and the TARC access for the area. Unfortunately, Gagel Avenue really has very little area for pedestrians to walk on either side of the road and the walk to Dixie includes crossing an active railroad track.

I understand that the Affordable Housing Trust Fund is involved in this project as well. I certainly recognize the need for affordable housing throughout our community and have always supported the work of the Affordable Housing Trust Fund. However, I am expressing my concerns about this particular site and proposed development because of the very real potential issues that it could create.

In 2012, a similar proposal for 198 units was filed with Metro Planning & Design by the Housing Partnership, Inc. The development at that time was reliant on tax credits from the Kentucky Housing Corporation which Mayor Fischer's Administration did not endorse. The letter from the Director of Community Services and Revitalization (included) expressed the following:

"Louisville Metro staff members, in their due diligence, recognized the lack of access for and isolation of the targeted households as cause for concern. Louisville Metro recognizes these factors as barriers to overcoming some of the most challenging problems associated with the provision of affordable-accessible housing for Low-Moderate Income households."

Because of the singularity of access to this neighborhood, the construction phase will also cause great disruption to the existing residents in Bella Vista. Construction vehicles and equipment travelling along either Bruns Drive or McDeane Drive to the proposal site will have an impact on these existing public roadways. **If this proposal is approved, I ask the Committee to require the developers to provide bonding to protect the existing roadways from damage incurred by construction traffic.**

I realize that with this application, Whitewood is attempting to fill a very real need in our community for affordable housing and that they have a positive reputation in our community with other properties. However, I believe that the challenges and access issues associated with this site create barriers that will not serve the people that most need this housing, while also creating issues for the existing residents. I encourage the members of this committee to thoroughly examine this proposed development and the issues that myself and many residents in the area have noted.

Sincerely,



Rick Blackwell
Metro Councilman
Louisville Metro Council



LOUISVILLE METRO DEPARTMENT OF
**COMMUNITY SERVICES
AND REVITALIZATION**

GREG FISHER
Mayor

Virginia Peck
Director

October 4, 2012

Mr. David Ritchay
The Housing Partnership Inc.
333 Guthrie Green, Suite 404
Louisville KY 40202

**RE: Tax Exempt Bond Financing Endorsement
McDeane Road Apartments**

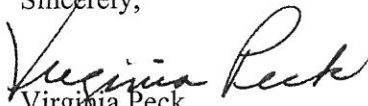
Dear Mr. Ritchay:

Please be advised that the proposed McDeane Road Apartments project, calling for the new construction of one hundred eighty (180) multifamily rental units to create affordable rental opportunities near the Cloverleaf subdivision in southwestern Jefferson County, will not receive Mayor Fischer's endorsement for your Housing Tax Credit application to Kentucky Housing Corporation.

Louisville Metro staff members, in their due diligence, recognized the lack of access for and isolation of the targeted households as cause for concern. Louisville Metro recognizes these factors as barriers to overcoming some of the most challenging problems associated with the provision of affordable-accessible housing for Low-Moderate Income households.

If you have any questions, you may contact me at (502) 574-1985.

Sincerely,


Virginia Peck
Director

cc: Rick Blackwell, Louisville Metro Council, District 12
Sadiqa Reynolds, Chief of Community Building, Office of the Mayor
Ellen Hesen, Chief of Staff, Office of the Mayor