

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN JUSTIFICATION**

418 East Main Street  
Case No. \_\_\_\_\_

The property is currently zoned C-3 and is located in the Downtown Form District. The previous approved plan from 2008 (Case #9987) called for an 18-story office building with retail and parking ("Previous Plan").

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being protected?**

There are no steep slopes, nor does the property have adverse air quality issues or scenic views needing protection. Development on the subject site will conform to Article 12 of the Development Code requirements for landscaping.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes. The Applicant anticipates that the revised development plan will be approved by Transportation Review and sufficient parking will be provided. There will be safe and efficient access for both vehicular and pedestrian movement. The Previous Plan was approved by the Department of Public Works which indicates, among other things, that safe and efficient vehicular and pedestrian transportation facilities are provided both within the development and in the community. According to Public Works at the time, the projected volumes of traffic (for AM and PM peak periods) would have a minimal impact on the network on roads in the area. Those intersections that will experience the most substantial drops in the Level of Service ("LOS") will still maintain reasonable LOS for an urban area.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes. Open space is required for this type of development, and sufficient open space pursuant to the Development Code is being provided as shown on the revised detailed district development plan.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

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Adequate drainage facilities are being provided to serve the subject site pursuant to the standards of the Metropolitan Sewer District so that drainage problems will not occur on the subject site or within the surrounding community.

**5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes, the site is compatible with the existing and projected future development in the area. This parcel sets across from Louisville Slugger Field on the north, is adjacent to Park Place Lofts on the west, and is bordered by Billy Goat Strut Alley to the south. Further to the west of the site is the Fleur de Lis development and further to the east is Angel's Envy Distillery and I-65. Access to the site will also be provided at two points from Main Street and an additional entrance from Billy Goat Strut Alley. The site will have sufficient parking and is consistent with the other development and uses in the area.

**6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

The proposal conforms to the Land Development Code. The proposal conforms to the Development Code and no waivers or variances are being requested at this time.

The proposal conforms to the Comprehensive Plan "Plan".

**Plan Element 4.1 Community Form**

The proposal is a high intensity project located within the Downtown Form District ("DFD") which encourages high intensity residential uses. The DFD is intended to promote redevelopment of the downtown area in a manner that is consistent and compatible with the unique and diverse design elements of Louisville downtown. The proposal is compatible with the scale and site design of nearby existing development and with the desired pattern of development within the DFD. (Goal 1, Policy 4). The Plan specifically encourages neighborhoods to be organized around a center that may contain, amongst other things, restaurants and public spaces. (Goal 2, Policy 13). The proposal is a design appropriate in mass, scale and style to the buildings in the surrounding downtown neighborhood. (The applicant will simultaneously seek an Overlay Permit from DDRO). The proposal of this type is encouraged by the Plan since it can strengthen the identity and success of the downtown. The project is the kind of improvement that is encouraged by the Plan since it allows for a more compact development pattern that results in efficient land use and cost-effective infrastructure investment. (Goal 2, Policy 6). The proposal complies with aspects of the plan since it will be easily accessible by bicycle, car, transit, and for pedestrians and people with disabilities. (Goal 2, Policy 16). The proposal also creates new recreational opportunities (pool, outdoor amenities) for the residence, which is encouraged by the Plan. (Goal 3, Policy 6). The proposal constitutes

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an adaptive infill development of the existing surface level parking lot which is a clear objective of the Community Form Plan Element. The plan encourages compact development, and the availability of mixed housing options. (Goal 2, Policy 6). The proposal allows for expanded housing opportunities in downtown and is located near the major transportation corridor of I-65, in compliance with the Plan.

As part of its review of the proposal, the DDRO will use and discuss the 2013 Downtown Louisville Master Plan (“Downtown Plan”). The Downtown Plan states that the East Main area offer opportunities for perhaps the most eclectic array of housing and could have the potential to be one of the most diverse residential neighborhoods in downtown. In addition, the Downtown plan specifically identifies surface area parking lots near Slugger Field as ideal redevelopment sites in the downtown area.

#### **Plan Element 4.2 Mobility**

The proposal also takes into consideration Goal 1 and Goal 3 of the Plan’s Mobility initiative. The proposal is designed to accommodate multiple modes of travel and provides a high level of pedestrian access. The proposal helps promote healthy lifestyles and reduces congestion by providing walkability to area restaurants, businesses and other amenities in the downtown. (Goal 1, Policy 1, 1.5). New downtown living improves mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities in compliance with the plan. (Goal 2, Policy 2). Furthermore, the proposal would reduce the need for multiple automobile trips, thereby achieving better air quality standards. (Goal 2, Policy 3). Policy 4.5 under Goal 3 is to encourage linkage between neighborhoods and employment. The proximity of the subject property to I-65 and downtown employment will continue to result in shorter trips for residents, resulting in further reduction of automobile emissions. The proposal will also supply adequate and user-friendly bicycle parking in compliance with the Plan. (Goal 1, Policy 3, 5.5). The existing sidewalks are sufficient to accommodate expected pedestrian movement.

#### **Plan Element 4.3 Community Facilities**

Although the proposal does not include any new community facilities, it does comply with Policy 1 of Goal 2 of the Community Facilities plan element. The development is located in an area that is being served by existing infrastructure and utilities. In addition, the District 2- Downtown of the Louisville Fire Department will provide fire safety services to the site and the Louisville Metro Police Department will provide police service to the site.

#### **Plan Element 4.4 Economic Development**

The intent of the Economic Development plan element is to provide a framework for a healthy economic climate. The Plan encourages reinvestment and development in the downtown area. The goals, objectives and policies advance Louisville Metro’s economic development vision by supporting small and mid-sized businesses, promoting housing

near employment centers, and retaining a strong and diverse workforce. Clearly allowing the Applicant to move forward with the proposal would further the strategy of promoting business and retain a strong workforce. Furthermore, the new restaurants or other retail development in the proposed commercial space will provide new jobs.

The new development promotes growth in an already developed area. The new development will have access to existing infrastructure, including roadways, and water and sewer lines. (Goal 1, Objective a). The proposal enhances the quality of life through Louisville Metro by providing a new mixed-use development for residents to live, visit, and play. (Goal 2, Objective a). The economic value of this neighborhood, and the surrounding areas, is protected and improved by the new investment and development (Goal 2, Objective b). The reinvestment and redevelopment of this property is consistent with and supported by the Plan.

#### **Plan Element 4.5 Livability**

The intent of the Livability plan element is to provide guidance and direction for the provision and maintenance of resources necessary for the health and well-being of the citizens. The proposal will be developed in accordance with comments and ultimate approval of MSD. Recycling and waste reduction efforts will be used at the new development (Goal 4, Objective e).

#### **Plan Element 4.6 Housing**

The Housing plan element strives to enhance housing opportunities for all citizens of Louisville Metro. The plan approves of flexible zoning/design that encourage diverse housing options. (Goal 1, Objective a). The proposal complies with the plan by providing a new housing option in a developed neighborhood which in turn may entice new, diverse owners to move into the area. (Goal 1, Policy 1). Walkable and accessible neighborhoods adjacent to other, are promoted; the redevelopment and new construction will continue to promote pedestrian accessibility to the East Main area. (Goal 2, Objective c). The proposal exists near existing and future economic activity in compliance with the plan, with Slugger Field, Waterfront Park, YUM Center, convention center and other downtown amenities in close proximity. (Goal 2, objective d). The development also complies with the plan by facilitating the development of mixed-use neighborhoods with an objective to promote infill development and adaptive re-use. (Goal 2, objective e). The commerce in this Downtown form district will expand and benefit the nearby areas. The uses in Downtown are often integrated with or adjacent to residential neighborhoods and allow for residents of the neighborhood to enjoy local employment opportunities.

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