

Justification/Compliance Statement

2430 Portland Ave – Rezoning to C-1

Our property, 2430 Portland Avenue, is a classic Louisville structure – built in the mid/late 1800's it is formed and founded of 3-layered brick construction with large windows for copious light, large high-ceilinged rooms, and elegant trim inside and out. A great deal of the original trim still remains along with the old window glass and the inlaid hardwood floors. Portland House, as we call it, is a beauty. Even though it is quite old and has had a long journey, 2430 Portland Avenue remains solid and a beautiful expression of Louisville. The goal of our renovation is to maintain and reclaim the original style and story of the building – reinforce what requires reinforcement; replicate missing; and modernize what allows for contemporary use of the building.

We envision Portland House as a commercial office/studio space for artists, professionals, and entrepreneurs. It is comprised of four primary leasable spaces (two on each floor) plus two common areas. The first floor common space will be a kitchen space; the second floor will be a conference room with kitchenette/laundry facilities.

We want the community of Portland to enjoy the beauty of this building for years to come. It is gracious and elegant as you approach it up its long sidewalk. In spring we have iris and peonies and in summer the roses and hydrangea grace the front yard. Its large double front doors call you inside – this is what we would like to do with our renovation and re-zoning.

We are requesting a C-1 zoning to allow for the greatest flexibility for our ideal lessees – so they can utilize the spaces as office space, studio space, or gallery space.

Greater Louisville Plan 2040 is all about community and flow. We believe that our vision for 2430 Portland Ave is completely in alignment with the Plan. We are reclaiming and maintaining a Louisville beauty and allowing it to be experienced by the Portland community.

As to Community Form – our vision calls in a diverse group of people from artists to professionals; non-profit businesses to solopreneurs. We are located in the heart of Portland walking distance from the town center and right on the bus line, making our building highly accessible to locals and people who want to work in Portland. Our desire to reclaim and maintain this historic building and its surrounding lawn and green space will reduce the environmental impact by staying within the existing bounds of the original structure.

Mobility – Portland House is central and easy to reach. It is all about mobility and usability. It will be a beautiful, desirable, and aesthetically exciting space for Portland's art and business/professional community – totally walkable and public transit accessible thus reducing our impact on the air and our green space.

Community Facilities -- Portland House is a building that attracts the community even as you pass by and look up at its elegance. It's a show piece. Reclaiming and sustaining its beauty

completely blends with and enhances the surrounding neighborhood. And transforming it into a commercial space from its current single family residence status will make it a more sustainable space. It will provide creative workspace for multiple businesses and will thus enliven the area – drawing the artists and business owners that will call Portland House theirs. Portland House promotes sustainability and vitality.

Economic Development/Livability/Housing -- This triad of Plan 2040 is also supported by our vision and the C-1 zoning of 2430 Portland. The reclamation of this structure and the engagement of a community of artists, art organizations, professionals, entrepreneurs, non-profits... as the people who will call Portland House home will revitalize this piece of Portland. It will breathe new life and curiosity into the neighborhood making it ever more livable and economically vibrant. Each step builds on the next to make our community a true and beautiful Louisville.