


SR

Tue 11/22/2022 12:07 PM

Shawn Reilly <shawnmarkreilly@gmail.com>

22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 22, 2022. Due by Tuesday, November 22, 2022.
You replied to this message on 11/22/2022 12:09 PM.



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I am opposed to allowing Collegiate School to demolish any housing units for a parking lot.

The absolute last thing the Highlands needs is a parking lot.

Additionally, our city is in a housing crisis and allowing the removal of any housing units it completely unacceptable.

Shawn Reilly

502-386-6096

Shawnmarkreilly@gmail.com



Tue 11/22/2022 12:17 PM

Tina Mascarenhas <tinamaria516@gmail.com>

Yorktown apts/Cherokee triangle

To  Fister, Bradley

 Follow up. Start by Tuesday, November 22, 2022. Due by Tuesday, November 22, 2022.

You replied to this message on 11/22/2022 12:21 PM.



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Mr. Fister,

We need more apartments not fewer. Rehab those buildings and use them to help them most people. Collegiate students can walk a bit to their school. I cannot even believe this is being considered. This city does NOT need more parking lots, we need refurbishing of existing spaces.

Tina Dusza



Tue 11/22/2022 12:33 PM

Deirdre Seim <theseimfamily@gmail.com>

22-COA-0251

To Fister, Bradley

Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.

You replied to this message on 11/22/2022 2:16 PM.



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Dear Mr. Fister,

I was stunned to see that Collegiate school is planning to tear down 48 apartments to make way for another parking lot! Our city is experiencing a housing crisis and removing 48 affordable apartments in our neighborhood seems grossly irresponsible to me.

Over the 25 years that I have lived in the Cherokee Triangle, I have seen many affordable apartments removed. We desperately need affordable housing and apartments like the ones Collegiate wants to foolishly tear down are the only entry level housing available in our neighborhood.

Please add my comments to those in opposition of this proposal.

Sincerely,

Deirdre Seim

937 Cherokee Road

502-403-9839




Tue 11/22/2022 12:47 PM

Nick Braden <ndbrad02@gmail.com>

22-COA-0251

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/22/2022 2:17 PM.



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Please don't allow the demolition of scores of housing units for the sake of parking. We need more housing - more more more housing - not less. By the same token, we also don't need to be incentivizing individual car travel. Please don't allow it, not in my back yard.

Sincerely,

Nick Braden

[1718 Rosewood Ave, Louisville, KY 40204](#)




Tue 11/22/2022 1:22 PM

Kerr, Evan <Evan.Kerr@uky.edu>

Response to zoning case 22-COA-0251

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/22/2022 2:17 PM.



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Hi Bradley,

I'm writing concerning the planned demolition of housing for a parking lot by the Louisville Collegiate School. This demolition must be stopped!

Thanks,
Evan Kerr




Tue 11/22/2022 2:15 PM

Kurt Kristiansen <kfkris3@yahoo.com>

Collegiate

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/22/2022 2:18 PM.



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Mr. Fister,

I strongly oppose the proposal to demolish the Yorktown Apartment buildings. Housing is in short supply not parking. The last thing a dense urban neighborhood needs is more surface parking lots. Louisville lags its peers - Cincinnati, Indianapolis forward thinking urban planning. Will create more noise, blight, heat and displace many residents. Our urban core is losing population, losing its tax base - this would only accelerate this process. The parking lot would be lightly used, not at night, weekends, holidays or summer. It is a waste. I strongly urge you to decline this proposal. It would be a blight in a dense, treed, historic neighborhood. Urge those that attend the school to car pool, take the bus, walk or bike. Do not approve!

-Kurt Kristiansen



Tue 11/22/2022 3:06 PM

Jackie Cobb <jackiercobb@gmail.com>

Fwd: Case 22-COA-0251 - 2356 Grinstead Drive

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.

----- Forwarded message -----

From: Jackie Cobb <jackiercobb@gmail.com>

Date: Wed, Oct 12, 2022 at 12:31 PM

Subject: Case 22-COA-0251 - 2356 Grinstead Drive

To: <charles.fister@louisvilleky.gov>

CC: Jackie Cobb <jackiercobb@gmail.com>

Dear Charles,

I'm writing to voice my objection to the proposal by Louisville Collegiate School to demolish housing on Grinstead Drive to build a surface parking lot.

First, I think you should know that I believe Collegiate is a huge, positive asset to this community and to the Cherokee Triangle neighborhood. I attended school there from 6th through 12th grade. I have fond memories of being an LCS alum. As a student, Collegiate felt like home to me. Now, I'm a mother of two young boys and I'm considering sending them to school there. I attended the open house last weekend. It is with this spirit and background that I implore Collegiate to withdraw the parking lot proposal and find another solution for Collegiate's car parking needs.

Why am I against Collegiate's proposal?

1 - Collegiate will be demolishing housing - 48 units if I understand correctly that is all fairly affordable. Our community is desperately in need of housing stock. Take a look at [this link](#) to read the city's analysis of the housing need in the neighborhoods including Cherokee Triangle.

2 - By building a surface parking lot, Collegiate will be eroding the walkability of our neighborhood - which is a key asset of Cherokee Triangle that is of utmost importance to prioritize as we think about land use. Additionally, the parking lot will worsen the urban heat island effect. Despite the trees on the proposed plan, the parking lot will still increase the temperature of the surrounding area. By building a surface car parking lot, Collegiate will be promoting a land use pattern that favors travel by car - not travel by walking, bike, or bus.

Collegiate's parking lot plan is not supported by the neighborhood plan that is soon to be published ([linked here](#)), including the focus on retaining/building "missing middle" housing, the importance of walkability and developing land as such, and the focus on fighting urban heat island effect and climate change.

I recognize car parking is needed by Collegiate's students, faculty and staff. I request instead that Collegiate pursue another solution to this need for parking cars. I'm happy to spend time with Collegiate and the city to brainstorm other ideas and provide constructive feedback about how to solve your parking needs. Truly, I'd love to help find a better solution.

For example, I'd love to understand why the parking-sharing arrangement with Gilda's isn't working. Or, what could be done to explore better use of on-street space for on-street parking instead? It's 56 spaces in your proposed parking lot - and with the average parallel parking spot being 20 feet long, it doesn't take much on-street parking to satisfy 56 spots. What about looking at slight redesigns of Ray Avenue (where the long parking lot entrance at Gilda's eliminates any on-street parking) and Grinstead Drive (where on-street parking could be extended to near LCS, whereas is currently stops west on Grinstead) to provide these on-street parking spots? Or, what could be done by Collegiate to support more faculty, students, staff to walk, bike or take the bus to school? Are there school policies to consider or are there road redesigns LCS could advocate to change to support non-car travel to/from school (i.e. the proposed redesign of Grinstead Drive in the linked neighborhood plan that includes building bike facilities - LCS could advocate the state/city for that redesign).

Lastly, please remember that our children are always watching us adults. They watch what we do. Climate change. Lack of housing. Those are a few of the big challenges of today's world. If the children see us demolish housing for people and use that land to instead build car parking, what does that tell them about our priorities?

Thanks for reading this note. Reach out anytime.

Kindly,
Jackie Cobb


Tue 11/22/2022 8:16 PM

EC

Ellie Castonguay <ellie@verselogic.net>

Housing near Louisville Collegiate School

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/23/2022 9:10 AM.



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Bradley,

I regret to inform you that I will not be available for the meeting on Nov 30 covering 22-COA-0251. However, I strongly encourage you to pursue elimination of wasteful car parking facilities and single-family houses in the area. Space is at a premium. Focus development resources on constructing denser multi-family housing and bicycle parking within walking distance to the school. 3-5 story apartment buildings are a fantastic use of space. Preferably with light-commercial third-place spaces on the first floor facing the street, like coffee shops.

Regards,

Ellie Castonguay

 Reply  Reply All  Forward  IM

Wed 11/23/2022 10:18 AM



JOEL WAFFORD <wafford11@aol.com>

Collegiate School Parking Lot

To  Fister, Bradley

 Follow up. Start by Wednesday, November 23, 2022. Due by Wednesday, November 23, 2022.

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Hello,

Please do not destroy housing for a parking lot. It makes for unsafe conditions for kids. Also, it looks really bad when one of the most walkable neighborhoods in the city starts reversing that by adding more parking lots.

I hope you take my comment into consideration.

Thank you,

Joel Wafford

Reply Reply All Forward IM

Wed 11/23/2022 11:05 AM

JH

Joseph Harper <aharpe7901@gmail.com>

Case Number 22-COA-0251 Feedback

To Fister, Bradley

Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.

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Bradley,

I'm writing you to express my concerns on case 22-COA-0251 which pertains to the demolition of 2354, 2356, and 2358 Grinstead Drive alongside 2421 and 2423 Glenmary Ave. My concern is that there will be significant displacement of the current residents of Yorktown Apartments (2354, 2356, and 2358 Grinstead Drive). How many people will be affected by this demolition and would they be compensated for the demo of their apartment complex? I've driven by there a few times recently and have seen the parking lot mostly full which leads me to believe there are still a decent amount of tenants left in the building. On another note, Collegiate already has a parking lot comparable in size to others in the immediate area. Why do we believe they get special treatment over housing? Overall, this is a classic case of needs vs want and I am in strong opposition to this project moving forward as unless the residents remaining at Yorktown are being significantly compensated for being required to move, this is completely unfair to uproot someone's housing so that a private school can have more parking for their vehicles. If you have any further questions or concerns, feel free to reach out to me!

Thank you for your time,

Joseph 'Alex' Harper

Concerned Louisville Resident

 Reply  Reply All  Forward  IM


Fri 11/25/2022 12:27 PM



Kathy Schmitt <schmittmurphy99@gmail.com>

Collegiate Parking

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/28/2022 9:57 AM.

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Is there any other way to approach parking at Collegiate besides tearing down housing? I'm pretty shocked. Can't they get more creative than that?

Kathy Schmitt

[118 Hillcrest Avenue](#)

[Louisville Ky 40206](#)

Sent from my iPhone

Mon 11/28/2022 8:58 AM



Debra harlan <debraandted@gmail.com>

Collegiate application

To Fister, Bradley

Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/28/2022 9:56 AM.

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I'm writing to express my opposition to this tone deaf, sketchy, conceptual scheme by LCS to further invade and erode the residential character of the historic district by demolishing 48 housing units and replacing same with 56 surface parking spaces built from impervious materials with no screening no setback requirements no buffers and no replacement structures save a utility closet that also adversely impacts yet two more residences along Glenmary, while also endangering mature tree canopy. Oh, and no lighting plan! What a costly environmental lesson in privilege is this case! Again.

Collegiate has a history that began as herstory in another neighborhood far west of here. Patty Semple didn't suffer fools, or men, gladly. Since LCS established itself on Glenmary in the 1920's, the entire length of Grinstead Drive, post war, has become vacant land for LCS expansion. I expect them to eventually displace the dead at Cave Hill across the street.

Grinstead will become an even more dangerous route than it is today. Gridlock will be common, idling vehicles will choke the air, pedestrian access becomes more dangerous.

So students, here's your history lesson for the day. It's always bad news when zoning attorneys pose as design experts.

First you displace scores of residents and "relocate them". Then you tear down the housing with zero plans to replace any of it, a tidy lesson in present day urban renewal. You pave it over with little care about the environment, neighborhood, the neighbors, screening the use, transitioning the use, or in any way meeting the new "environmentally sensitive" code..... my last go rounds with Collegiate entailed formulation of a campus master plan. And giving up an earlier plan to "parking lot" what is now infill housing instead with parking below, on Grinstead.

See attached and pay particular attention to what LCS agreed to do and in this case has not. https://www.omr-architects.com/27master_planning/louisville_collegiate.php

Nobody tacitly agreed to annexation of the rest of the street. That the details of a parking lot should be left conceptually to staff is telling. Why not simply let the attorney rubber stamp the plan?! What's next, wholesale clearance of the rest of the Grinstead missing middle housing?? Where do they stop? Approval of this very poor "plan" sets grim precedent to eradicate the entire length of Grinstead and much of lower Glenmary. If it's not historic, pave it?? This is the polar opposite of what our in process neighborhood plan states in terms of metro's own mantra of equity, environmental salvation, missing middle housing, and diversity. Cornerstone 2040 crumbled here.

If this was being proposed by Chenoweth School in the eastern county to eradicate seven mockingbird mansions for parking -likely a far different story.

Cherokee Triangle and Bonnycastle are in the final stages of their neighborhood plan. I made mention several times about the lack of inclusion of LCS in these discussions. This case is exactly why.

There's no screening, no residential setback, no buffers, no landscape required other than those tree circles that are actually 2" caliper sticks..... and you insist on providing access through two more houses on Glenmary?! (History: Mrs. Courtney, the white cottage owner for decades, routinely attended Landmarks hearings to shake her cane at the constant Collegiate threats to residential uses. She knew things)

Traffic engineering has over imbibed here..... There's not even a street and block elevation in the submitted paper work. Nor is there a single effort to develop a bus shelter to encourage better than single driver privilege.

This case isn't fully cooked and has had little to no public vetting I can discern. To say the demolitions will have no adverse impact is astonishing. Another Barden-lubed fast track approval for Collegiate to sprawl in both directions and take what they like of the streetscape. "No adverse impact" isn't always about historic preservation. It's about maintaining a high level of urban planning. Which is also the job of this body. Or look at the streetscape on Ray and see how designed that is, on purpose. With residential setbacks, colonnades..... We lost a four plex and a unique cottage for Ray Ave.

More history.

They've not only broken through their self made boundaries but they've completely ignored community dialogue. Like Cogans Corner Conundrum further down Grinstead, you simply hire the guns and pretend to care what the neighborhood may think. Which is the real Master Plan. And of course there's still not going to be ANY impact to traffic along Grinstead. Perhaps LCS should broker with One and Two Park, which is about all the site will ever be, renting all that existing asphalt as parking for the school. A two block walk is no big deal. I'm sure the zoning attorneys can finagle that. It's worked across from Slugger Field for nearly two decades.

Thanking you for your time,

Debra Richards Harlan
1734 Chichester Ave
40205
Graduate of the very woke Class of 1970

 Reply  Reply All  Forward  IM


Mon 11/28/2022 10:20 AM



Caroline Lau <caroline.lau3@gmail.com>

Regarding Collegiate expansion

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/28/2022 11:38 AM.

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I am in favor of tearing down the ugly apartments and putting in a parking area for Collegiate. This will greatly reduce traffic in the area.
I would like to see Collegiate incorporate some trees in the plan.

 Reply  Reply All  Forward  IM


Mon 11/28/2022 11:33 AM

AC

Alison Clark <aclark207@aol.com>

Yes To Collegiate Parking Lot

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/28/2022 11:38 AM.

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Dear Mr. Fister,

I am a Cherokee Triangle resident who enthusiastically supports the proposal for Collegiate to replace the Yorktown Apartments with a parking lot. We love having an excellent school in our neighborhood, but the parking issues are troublesome. The parking lot sounds like an excellent solution and we are confident that Collegiate will do the right thing in terms of relocating residents.

Kind Regards,
Alison Clark

 Reply  Reply All  Forward  IM


Mon 11/28/2022 2:38 PM



Stephen Seim <seimstephen@gmail.com>

Proposal to allow tearing down York apartments and replacing with parking lot

To  Fister, Bradley

 Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/28/2022 2:45 PM.

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Mr. Fister,

I am writing to oppose granting a certificate of appropriateness allowing the replacement of the York Apartments in the Cherokee Triangle with a parking lot. There is already a housing shortage in the neighborhood and the city. Removing another 48 units for a parking lot will only exacerbate this problem. It also is inconsistent with the Cherokee Triangle Neighborhood Plan to promote increased housing density to more fully use the land in the neighborhood for residential purposes. I believe the proposed tearing down of the existing apartments to be not justified and ask that the certificate of appropriateness be denied.

Sincerely,

Stephen Seim

[937 Cherokee Rd, Louisville, KY 40204](https://www.google.com/maps/place/937+Cherokee+Rd,+Louisville,+KY+40204)

Mon 11/28/2022 4:34 PM

EG

Elizabeth Gribbins <egribbs03@gmail.com>

Case Number 22-COA-0251

To ○ Fister, Bradley

f Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.

You replied to this message on 11/28/2022 9:20 PM.

We removed extra line breaks from this message.

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Dear Mr. Fister,

It has come to my attention that there will be a public hearing for a proposal to build a new parking lot for the Louisville Collegiate School. I would like to submit a public comment in opposition to this proposed plan as a resident of Cherokee Triangle on Glenmary Ave. (directly behind the proposed construction). The tearing down of multiple buildings and the construction of a parking lot will place an extreme burden on the neighbors of Cherokee Triangle and surrounding areas. First, the noise and numerous safety risks that come with a construction plan of this size would greatly disrupt the lives of the neighbors. For example, neighbors who work from home, like me, will face increased distractions as a direct result of this new construction.

Second, the environmental impact is cause for concern as I assume green space and possibly trees will be lost in the process, in addition to other impacts such as noise pollution, waste caused by construction, etc. As a city employee who works hard to increase our city's tree canopy and green spaces, this is an affront to our city's sustainability and public health goals.

Third, the Louisville Collegiate School already causes heavy parking and traffic burdens to local neighbors. Currently, parents speed in the area, illegally park on our streets, and cause emergency hazards like taking up entire streets for carpool. Though Collegiate's plan for this parking lot includes a note saying "Possible future student drop off area to relieve congestion on Glenmary Avenue upon approval...", the school has done nothing to alleviate this congestion thus far and parents do not follow school recommendations regardless. If this new carpool line isn't included in the current plan with data to prove it will actually alleviate congestion, I do not believe the school nor its families will make any positive changes to ameliorate the situation in the area. Additionally, traffic patterns have already been disrupted by other local construction and MSD/Water Co. work (Patterson Ave., Glenmary Ave., and Willow Ave.), making it more difficult to commute and creating damage to cars and walkways. A new construction project would only exacerbate these issues, in particular traffic congestion, making it nearly impossible to access houses and apartments. This construction would also most likely spill into the Bardstown Road and Grinstead Drive areas, which aside from the traffic caused by Collegiate carpool, are already busy and dangerous roadways.

Last, when the city of Louisville is facing a housing crisis, it is unacceptable that the city would consider letting a private entity demolish housing to make room for a parking lot that does not serve the public. Rent is at an all time high, and the elimination of apartment buildings burdens renters who face fierce competition in the rental market and oftentimes, unfeasibly high rent prices. Existing renters in the Yorktown Apartment complexes will be displaced for private school luxury cars. I am open to sharing these views at the public hearing and hope you will consider these concerns that are shared by my neighbors and peers.

Thanks,

Elizabeth Gribbins

Resident, Cherokee Triangle (Glenmary Ave.) Events & Volunteer Supervisor - Brightside, Inc.

MPA - Indiana University 2022

Reply Reply All Forward IM

Mon 11/28/2022 7:48 PM



Sarah Foster <fostermerrill78@gmail.com>

Collegiate traffic proposal

To Fister, Bradley

Follow up. Start by Monday, November 28, 2022. Due by Monday, November 28, 2022.
You replied to this message on 11/28/2022 9:23 PM.

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Hello Mr. Fister,

My name is Sarah Merrill, and my family and I live at 2545 Glenmary Avenue. This is the block between Ray Ave and Grinstead Drive. We purchased this home eight years ago, and since that time I have been in continuous conversation with Collegiate School regarding the carpool line. The carpool line completely blocks the street from 2:45-3:15 (sometimes longer) during which time I cannot enter or leave my driveway. This has on many occasions made me late to pick up my children from school, and other appointments. However, my main concern has always been safety. Their carpool line blocks a city street every day, making it impassable for any emergency vehicle to make its way to a neighbor's home. We have several elderly people who live in condos on this block, and I have always feared an emergency occurring during which an ambulance or fire truck would not be able to reach someone in distress.

I am 100% for Collegiate's proposal to remove the apartment structures and replace them with a safe solution to the carpool problem. The parking area would allow the carpool line to queue in an area without blocking traffic daily. This is a safety issue, and this is the best solution.

Thank you,
Sarah Foster Merrill
502-457-1568



Mon 11/28/2022 9:37 PM

Louisville Tenants Union <loutenantsunion@gmail.com>

22-COA-0251 comment

To Fister, Bradley

Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:03 AM.

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Comment to be submitted regarding Case Number 22-COA-0251:

This Wednesday, Nov 30th, the Cherokee Triangle Architectural Review Committee will be holding a public meeting reviewing a proposal by Louisville Collegiate School to demolish three Yorktown Apartment buildings. What does Collegiate seek to replace these buildings with? More housing for working-class tenants in Cherokee Triangle? No - Collegiate wants to build a parking lot for their wealthy students and their families. In the midst of an unprecedented housing crisis, Collegiate seeks to reduce the supply of cheap, affordable housing in Louisville and evict dozens of poor and working class people in the process. Unfortunately, such anti-tenant behavior is nothing new in Louisville.

Collegiate made a sweep of land purchases in 2015, including the 48-unit Yorktown property (1) and the Burger's Market property, which currently holds mainly empty commercial space (2). Weeks after the Yorktown purchase, Dr. James Calleroz White, Head of School at Collegiate, formed a task force to figure out what to do with the homes working-class tenants were living in. It appears the task force decided to slowly restrict leases at Yorktown, waiting for enough of its tenants to be evicted or leave before removing those residents who, perhaps having no better options, remained. All this for a parking lot!

Instead of using the old Burger's Market lot, which sits across the street in front of the school, Collegiate chose to demolish some of the little remaining affordable housing in the Cherokee Triangle neighborhood. Speaking with the building's tenants, we were told Yorktown tenants paid close to \$650 a month in rent; typical rents in the surrounding neighborhood surpass \$1000 a month. While these tenants desperately search for affordable housing in an unaffordable market, Collegiate, which in 2021 saw \$19,424,992 in revenue and held \$35,807,526 in assets (3), looks forward to bulldozing and paving over their former homes.

For an institution which regards itself as "nurturing and engaging", Louisville Collegiate has failed on both counts. It has failed to nurture the residents of Yorktown, whose homes it has let fall into disrepair as it prepares to commit this mass eviction. And it has failed to engage its neighbors, to take their need for affordable housing seriously, and to work with them to resolve its apparent parking problem *justly*.

The Louisville Tenants Union demands Louisville Collegiate School uphold its stated values by halting the demolition of Yorktown apartments and seeking an alternative solution which does not displace tenants and intensify the housing crisis. To do anything less should be taken as a declaration of war by Louisville Collegiate School against every tenant in Louisville.

Signed,

Louisville Tenants Union

1. Purchase of Yorktown

https://www.wdrb.com/news/louisville-collegiate-school-makes-another-property-purchase-near-campus/article_df96c223-52fb-51a6-bb00-5c427f2cdd80.html

2. Purchase of old Burger's Market

https://www.wdrb.com/news/louisville-collegiate-school-makes-another-property-purchase-near-campus/article_df96c223-52fb-51a6-bb00-5c427f2cdd80.html

3. \$19,424,992 Revenue \$35,807,526 Assets

<https://projects.propublica.org/nonprofits/organizations/610449630>

 Reply  Reply All  Forward  IM


Mon 11/28/2022 9:49 PM

KR

Kris Rawley <kris.rawley@gmail.com>

proposed parking lot at Yorktown Apartments on Grinstead by Louisville Collegiate School

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:03 AM.

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Hi Bradley!

My name is Kris Rawley and I live at [2525 Ransdell Ave, Louisville, KY 40204](#). I am writing you to express my FULL SUPPORT of the proposed parking lot where the current Yorktown Apartments are located on Grinstead. As a mom with three young children, who walks her kiddos to and from school and preschool every day, this proposal will make myself and my children safer. It makes us safer because it decreases traffic through the neighborhood streets during Collegiate's drop off and pick up times, the same times my children and I are walking, biking, scootering, and sometimes skipping to school :)

The proposal will take 56 parked cars off the neighborhood streets AND funnel the traffic to Grinstead which is much better equipped to handle the traffic than the tiny neighborhood streets like Glenmary, Ransdell, Ray, Bassett, and Longest. All of the streets I just mentioned will not only have fewer cars parked on them but LESS TRAFFIC. How wonderful that would be!

Also of note, the Yorktown Apartments, in my opinion, are unsightly. While the proposal is a parking lot, it will have more trees and greenery than the existing apartment. For me, this will be more aesthetically pleasing and better for the environment.

I am trying my hardest to make the meeting but if I can't please know as someone who loves the Cherokee Triangle and the joy walking the neighborhood brings my family we would be ecstatic for this proposal to be approved.

Thank you so much and have a wonderful day,
Kris Rawley
502-724-7600

 Reply  Reply All  Forward  IM


Tue 11/29/2022 7:43 AM



Daniel Freeman <danielfr500@gmail.com>

2358 Grinstead Drive

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:02 AM.

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Hello,

I cannot make it to the meeting today due to work. I just wanted to say I am a resident at 2358 Grinstead Drive - apt 38. The closing down of the complex is an inconvenience. I just signed a lease with another company. However, when I went there the next day - my unit had 30-40 cockroaches. What's more - other residents report this is a consistent issue. I am staying at Yorktown apartments until they can get rid of the infestation. However - based on the reports of other residents I am not too hopeful. They are closing this complex down only for me to be stuck in the lease of one with roaches. I would gladly pay out my new lease to stay at the Yorktown apartments (as long as they treat for roaches).

Thanks,

Dan Freeman

 Reply  Reply All  Forward  IM


Tue 11/29/2022 7:55 AM

BF

Brian Fitzgerald <brian_fitzgerald@b-f.com>

Agenda item 22-COA-0251 (demolition of 1960s apartments + school parking)

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:02 AM.

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Dear Mr. Fister,

I am writing to support this proposal as a neighbor and a member of the Louisville Collegiate School community (We live one block away from the school at 2444 Ransdell Avenue, and I am the parent of an LCS student.) I believe that the proposal will alleviate street traffic and parking congestion on the streets near the school, which has been a growing issue for some neighbors in the area. This proposal is a "win win" -- I think both the neighbors and the school will be better off if approved. Please let me know if you have any questions.

Best regards,

Brian

--

Brian Fitzgerald

+1 502 774 7386 (office)

+1 502 775 9120 (mobile)

 Reply  Reply All  Forward  IM


Tue 11/29/2022 8:23 AM



Morgan <allison.m.grubbs@gmail.com>

Parking Lot for Collegiate School

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:01 AM.

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Hello,

My name is Morgan Grubbs and I am a resident of the Highland Neighborhood. I am writing to ask that you oppose the parking lot for Collegiate School and keep the apartment complexes. Our city already has a housing issue, and taking these away would greatly affect a number of people who wish and or need to live in the highland neighborhood. More parking lots should never be the answer but instead better public transportation walkable spaces.

Again, please Do Not approve this parking lot.

Sincerely a concerned citizen,

Morgan Grubbs

Sent from my iPhone

 Reply  Reply All  Forward  IM


Tue 11/29/2022 8:34 AM



Mark Naylor <naylor@trgpsc.com>

22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:01 AM.

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Mr. Fister: I support this application. Having lived on Ransdell prior to my current home, I can say that removing 56 cars from the neighborhood streets surrounding the school will be very beneficial for the neighborhood.

Collegiate is a valued part of our neighborhood, conducts themselves with concern for their neighbors, and should be allowed to increase their infrastructure to better serve their students, faculty and parents while improving conditions for the neighborhood.

The buildings in question do not have historic architectural value and are not integral to preservation of historic structures within the Cherokee Triangle.

Thank you,

Mark

R. Mark Naylor

[1436 Cherokee Road](#)

[Louisville, KY 40204](#)

859-333-8507 Cell

 Reply  Reply All  Forward  IM

Tue 11/29/2022 9:15 AM

MS

Mia Simpson Culp <amelia_culp@b-f.com>

Email in support of 22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.

You replied to this message on 11/29/2022 9:40 AM.

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Dear Bradley,

My name is Amelia Culp, and I live at 2542 Ransdell Avenue. I am writing in support of 22-COA-0251 that will make a new parking structure for Collegiate. This proposal will alleviate traffic on residential streets like Ransdell and will also reduce the number of cars that park on our street during the school year.

I don't think I will be able to attend the meeting in person tomorrow, but please let me know if there is anything further I can do to show my support for this plan.

Many thanks,
Amelia

 Reply  Reply All  Forward  IM


Tue 11/29/2022 9:24 AM

JR

Jessica Rothgerber Murr <jessica.murr@gmail.com>

Collegiate Parking Proposal

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 9:40 AM.

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Hello! I am writing to you as a neighbor of Collegiate (I have never had any kids go there). I live on Ransdell, between Ray and Grinstead, and my family has experienced the dangerous driving and parking situations caused by the Collegiate students and parents. Nearly every day, especially in the afternoon, there are too many cars going through the intersection of Ransdell and Ray. Parents park illegally, all the way to the corners, so it is impossible for a car to turn safely. Students routinely leave their car doors open while talking, making it impossible for a car to pass safely. I have 3 student drivers, and I have instructed them to avoid that area in the afternoons. My husband and I fully support finding alternate parking options for Collegiate students!

Thanks,

Jessica Murr

[2540 Ransdell Ave](#)
[Louisville, KY 40204](#)

502 419 5882




Tue 11/29/2022 10:27 AM

Mark Ferguson <MFerguson@humana.com>

Written Comments on COA #22-COA-0251

To  Fister, Bradley

Cc  Mark Ferguson

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 10:56 AM.

Bradley,

I'd like to submit written comments on proposed changes to Cherokee Triangle Neighborhood by Collegiate School for the upcoming public hearing. I currently own a home at 2411 Ransdell Ave. (street next to Glenmary):

I am in general agreement with plan to demolish Yorktown Apartments and convert to a parking lot to ease traffic congestion within Cherokee Triangle neighborhood with one primary exception. Specifically, I am against the approval of "...construction of a private access drive that connects Glenmary and Grinstead (through the proposed parking lot)..." Approving this additional comment would continue to move traffic to Collegiate into, or out of, the neighborhood and would cease to meet the COA's primary objective: to "provide relief to the crowded traffic and parking conditions on Ray and Glenmary Avenue." Thus, I am against approval of this aspect of the COA.

Mark Ferguson

[2411 Ransdell Ave., Louisville, KY 40204](#)

Mark Ferguson | Lead, Corporate Strategy | **Humana**

O: (502) 476-2022 | C: (502) 533-8815 | MFerguson@Humana.com

[500 West Main St. | Louisville, KY 40202](#)

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繁體中文(Chinese): 注意: 如果您使用繁體中文, 您可以免費獲得語言援助服務。請致電 1-877-320-1235 (TTY: 711)。

Kreyòl Ayisyen (Haitian Creole): ATANSION: Si w pale Kreyòl Ayisyen, gen sèvis èd pou lang ki disponib gratis pou ou. Rele 1-877-320-1235 (TTY: 711).

 Reply  Reply All  Forward  IM


Tue 11/29/2022 10:42 AM



Ellen Wilson <ellenwilson.design@gmail.com>

In Support of Proposed Collegiate Parking Lot

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 10:59 AM.
We removed extra line breaks from this message.

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Dear Mr Fister,

I have been a resident of the Highlands Neighborhood for many years, I am very familiar with the apartment buildings in question. I would like to voice my support in favor of removing them in order to build parking lots for Collegiate. It would be a welcome improvement for that stretch of our neighborhood!

Thank you,

Ellen Wilson

 Reply  Reply All  Forward  IM

Tue 11/29/2022 10:55 AM


LH

Lucy Holzer <lucy.holzer@yahoo.com>

In support of ARC case 22-COA-0251

To  Fister, Bradley

Cc  Brian Holzer

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 10:55 AM.

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Hi Brad. We are residents of the Cherokee Triangle, residing at 1319 Cherokee Road. We are writing to you in support of the ARC case number 22-COA-0251 which proposes the demolition of the Yorktown Apartment buildings and construction of a new parking area for the Louisville Collegiate School.

While we understand the concerns being voiced by those opposed to this proposal, we do believe that this is ultimately the right decision for our neighborhood and community. The current situation creates safety concerns for students walking to and from school during busy traffic periods and for drivers that are often stuck traveling against the carpool traffic pattern. It also causes general friction with neighbors, especially during carpool. Collegiate has been an asset to this community, and by building this parking lot, we hope to see safer conditions for residents and students alike.

Thank you for your time.
Lucy & Brian Holzer

Reply Reply All Forward IM

Tue 11/29/2022 10:58 AM

MB

Mariana Barzun <marianabarzun@gmail.com>

neighbor of Louisville Collegaite School

To ○ Fister, Bradley

i Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 10:59 AM.

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Hi Mr. Fister,

I am a neighbor of the Louisville Collegaite School and I am in favor of them tearing down the adjacent apartment building that they own and putting in a parking lot for students and staff. My street, Ransdell Avenue, is crowded every weekday with Collegaite cars making it difficult to maneuver as well as making visitor parking scarce.

I have no affiliation with the school, just a concerned neighbor.

Many thanks,
Mariana

--

Mariana Barzun
[2509 Ransdell Avenue](#)
[Louisville, KY 40204](#)
Cell: 845-249-8813

Reply Reply All Forward IM

Tue 11/29/2022 11:14 AM

MA

McCauley Adams <mcc.w.adams@gmail.com>

Cherokee Triangle Architectural Review Hearing & Louisville Collegiate School

To Fister, Bradley

Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.

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Dear Mr. Fister,

My name is McCauley Adams. I write to you today as an alumnus of the Louisville Collegiate School, a parent of a Kindergartener at Collegiate, and a resident of the Cherokee Triangle in full support of taking down the Yorktown Apartments in an effort to increase parking and safety for our students, faculty, staff, and neighbors.

Collegiate is an integral part of the Cherokee Triangle. My mother graduated from Collegiate in 1970 and I attended the school from 1987-2000. Since then, I have seen the neighborhood's support of our school grow and grow. The relationship between our school and our neighborhood is symbiotic in that we both stand to benefit from improvements and open communication.

Tomorrow at 4:30 pm, there is a public hearing on this issue I truly hope that you and your committee will decide in favor of the Collegiate master plan. I will try to be there, but if I can't, I hope you will consider this letter as my full support on this issue. I am here to answer any follow-up questions you may have about me, my support of Collegiate, and my support of the growth, improvement, and safety of the neighborhood I call home.

Best,

McCauley Adams
1287 Everett Ave
404.580.9411

--

McCauley W. Adams
404.580.9411

 Reply  Reply All  Forward  IM


Tue 11/29/2022 11:25 AM

ML

Maren Lane <marenhere@gmail.com>

Response to 22 COA 0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:43 AM.



Response to COA 22-COA-0251.pdf
2 MB

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Hello Bradley,

please see my feedback on the subject COA in the attached PDF. If you have any questions please let me know.

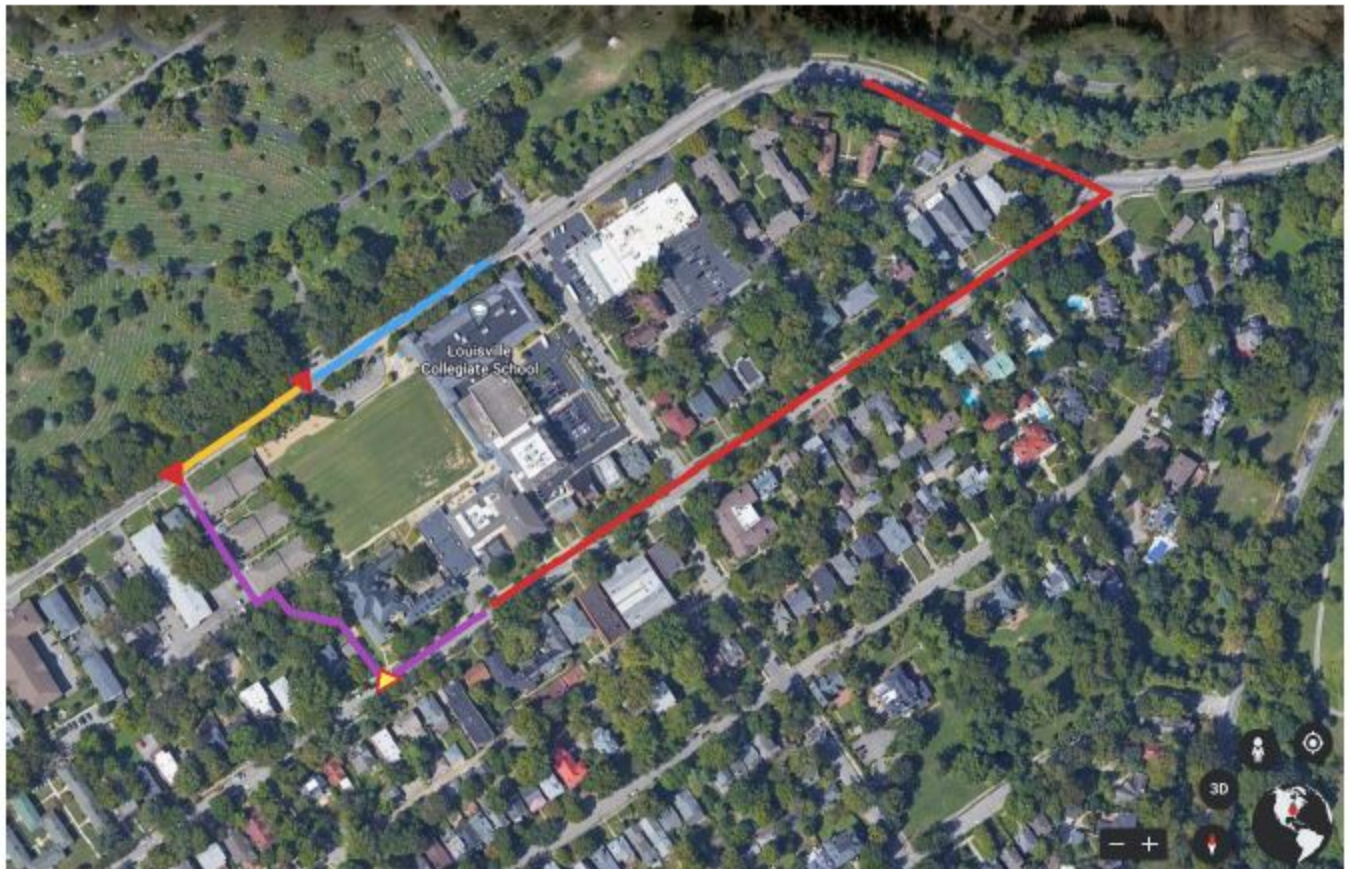
I would like to sign up to speak at the meeting as well

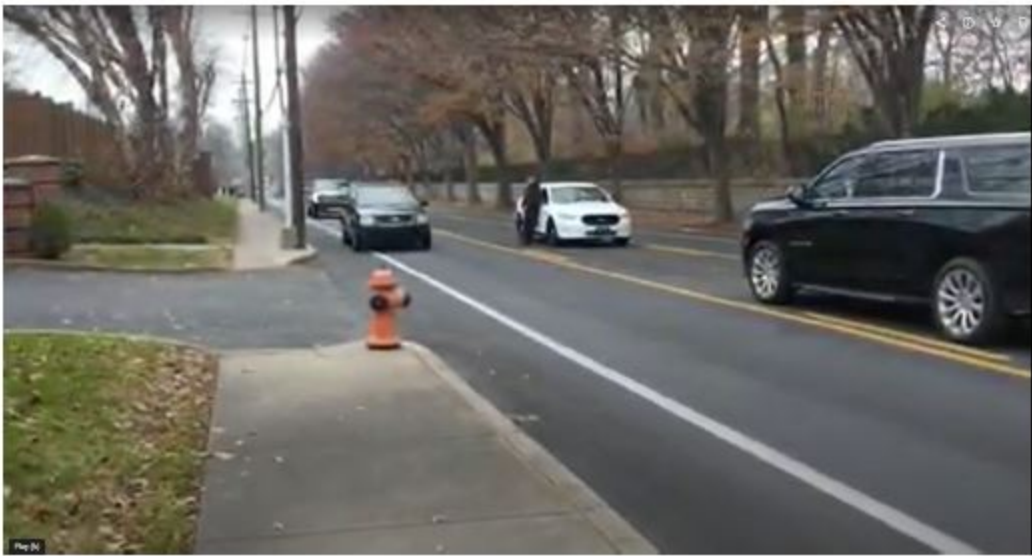
Thanks,
Maren Lane

Hello Bradley,

I am writing to voice my opposition to the demolition of the 3 apartment buildings at 2356 Grinstead Ave. The area is zoned for residential use, and this is a residential neighborhood. While the buildings are not deemed of historical significance, demolishing them to build a parking lot is plain wrong, especially considering we are in the midst of a housing crisis. The three apartment buildings provide homes to over forty groups, folks of mixed demographics, in a dense urban neighborhood. While the Cherokee Triangle is known for its historic properties, its people are also what makes it great. People also contribute to the fabric of the neighborhood. Parking lots do not. Not only would it displace humans, it would create a massive void in the urban façade, one that faces the treasured Cave Hill cemetery.

Aside from being the wrong use, it would make traffic problems worse. Putting another ingress/egress onto Grinstead approximately 500' from another ingress/egress, where a traffic conductor is already struggling to conduct the volume into Collegiate's pickup/dropoff loop, would create an even more unsafe situation. It would not relieve congestion on Glenmary, but rather make it worse as vehicles exit onto an already busy Grinstead. 2 points of conflict within 500' of each other on a busy road is a terrible idea. See red triangles below.





Taken around 3pm, 11/28

Imagine another intersection like this on Grinstead 500' away. People queue on Grinstead at least as far as the blue line in the diagram above. How would those two intersections impact each other? And how would that back up the Glenmary pick-up queue, as shown in the red line above?

Another major problem with their proposed new entrance drive from Glenmary is a massive conflict with pedestrians. 90% of the pedestrians and cyclists to/from Collegiate approach from the North, and in their proposal they would now have to cross a busy intersection with the cars going into the entrance drive. This is shown in the yellow triangle above. It is also illustrated in this picture:



Taken around 3pm, 11/28

Children currently play quite frequently in this space, and adults gather and talk there as well. Most pedestrians cross there, and with vehicles negotiating space with the pedestrians and the right hand turn at the power pole, it is unsafe.

Lastly, creating a new intersection on a small residential road is also a bad idea urbanistically. This road was not designed for these traffic maneuvers over a hundred years ago. Converting a single family residential driveway into a road and cutting across not one, but two residential yards is a stunning poke in the proverbial eye of a historic residential neighborhood. Additionally, it cannot be done without the loss of the two giant oak trees in those yards whose roots would be impacted by pavement which would lead to their slow decline. It would also take out a small garage which provides consistent façade on Glenmary.





These Oak trees would not survive.

I'll leave you with this, this is a community. People live here. Children play here. It is already unsafe to walk around this neighborhood during certain times due to collegiate traffic, and emergency response lead times on Glenmary are higher. I learned this the hard way when an ambulance driver coming to my house in an emergency (this past February) told me he could not get through the intersection at Ray and Glenmary. This plan will not relieve the daily misuse of the pedestrian spaces in this neighborhood, and it will not relieve the traffic flow problems. It will make them worse.



Taken 11/28, 3pm. Glenmary @ Ray.

Sincerely,

Maren Lane

2418 Glenmary Ave.

Project Specialist, National Park Service

Registered Landscape Architect, KY

Tue 11/29/2022 11:29 AM



Catherine McGeeney <cmcgeeney@louhomeless.org>

Comments on case 22-COA-0251: destruction of Yorktown Apartments for a Collegiate parking lot

To Fister, Bradley

Cc Natalie Harris; George Eklund; Brandi Scott

i Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:44 AM.

At the Coalition for the Homeless, we believe that housing is a human right.

Here in Louisville—and in other places across the country—homelessness is caused by a lack of housing.

We strongly believe that cities and their citizens have a moral responsibility to do what we can to prevent and end homelessness—even when it is not the most convenient choice.

Today, Louisville is short 31,000 units of affordable housing for the poorest Louisvillians: for a family of three, that's an income of about \$21,000 or less a year. These families either end up doubled up on family members' couches or floors, sleeping in their cars, or paying nearly all of their monthly income on rent they cannot afford, leaving very little for food, transportation, medication, and other basic needs—which often leads to eviction when they have to pay another bill.

What we need in Louisville is not only to create more housing—a lot of it—but also to maintain the existing affordable units we have. Doing so prevents homelessness. To destroy affordable housing is to perpetuate homelessness.

While none of our clients are currently residents of Yorktown Apartments, we have had formerly homeless clients move off the streets to live in those units. And what we want you to understand is that the destruction of these properties to create parking for Collegiate isn't just about the displacement of the current tenants—it's about the removal of 48 units that are desperately needed in our community every single year. Our clients and other low-income Louisvillians regularly lose their housing vouchers simply because they could not find an affordable unit to rent.

Our city is facing a housing and homelessness crisis. It is an acute crisis, and the actions that we take and decisions we make have an impact on how bad it gets or whether it improves.

The Coalition for the Homeless stands firmly against the destruction of Yorktown Apartments for the creation of a parking lot. We ask Collegiate to strongly consider the withdrawal of this proposal and for the Cherokee Triangle Architectural Review Committee to reject it.

Please don't pave affordable housing and put up a parking lot.

Catherine McGeeney (she/her)

Director of Communications

Coalition for the Homeless

[1300 S. 4th St. #250, Louisville, KY 40208](https://www.louhomeless.org)

(502) 636-9550 x 1208

www.louhomeless.org

 Reply  Reply All  Forward  IM

Tue 11/29/2022 11:31 AM



Waller Austin <walleraustin@gmail.com>

Case # 22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.

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Greetings Mr. Fister,

 Reply  Reply All  Forward  IM


Tue 11/29/2022 11:49 AM



Waller Austin <wallerAustin@gmail.com>

Case # 22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 11:52 AM.

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Greetings Mr. Fister-

My family has lived in the Cherokee Triangle Neighborhood for four years at [1435 Willow Ave, Louisville, KY 40204](#) and both of our children have attended Louisville Collegiate School for five years.

I write to you in support of the proposed demolition of the Yorktown Apartments and construction of this most suitable planned parking lot.

Although I do not speak for the board as a body, as a Cherokee Triangle Association board trustee for three and a half years, the most frequent complaint I continue to receive from our fellow neighbors concerns issues related to insufficient parking spaces for the 150 LCS employees and 800 students, parents, and families.

Though I understand this project will not alleviate 100% of the congestion, 56 additional parking spaces will be a welcomed relief to many traffic concerns.

Best Regards,
Waller Austin

Reply Reply All Forward IM

Tue 11/29/2022 12:03 PM



Lawrence Williams <llwilliams46@gmail.com>

Yorktown Apartments & Louisville Collegiate School

To ○ Fister, Bradley

i Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 4:02 PM.

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Bradley,

My name is Lawrence Williams and I live


at 2513 Glenmary Avenue. I strongly support the plan to remove the Yorktown Apartments creating a new access to the Collegiate campus and facilitate off street parking for faculty and staff. The early morning and mid afternoon traffic bottleneck on Glenmary Avenue needs to be alleviated for safety and possible emergency vehicle access.

Sincerely,

Lawrence L Williams

502-417-7997

Lawrence L. Williams

 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Gardiner Point Office Building

[4011 Gardiner Point Drive, Suite 200](#)

[Louisville, KY 40213](#)

[502-451-1122 ext. 2019](#)

[502-451-0722 \(fax\)](#)

[502-417-7997 \(cell\)](#)

www.scgault.com

Sent from my iPad

Reply Reply All Forward IM

Tue 11/29/2022 12:39 PM

AH

Augusta Holland <augustaholland@gmail.com>

Cherokee Triangle Architectural Review file #22-COA-0251

To Fister, Bradley

You replied to this message on 11/29/2022 4:03 PM.

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Dear Mr. Fister,

I am writing you in regards to Cherokee Triangle Architectural Review file #22-COA-0251, the proposed demolition of three 1960's apartment buildings known as Yorktown Apartments.

I am in strong support of the proposed demolition to create 56 parking spaces for Louisville Collegiate School. I am an Alumna, a parent of current students and Collegiate's current Board President. I am also a neighbor living at 2530 Ransdell Ave. As a close neighbor to Collegiate, I am very aware of the parking challenges that the school presents to the neighborhood and I am thrilled that the school is thoughtfully planning to find ways to mitigate the parking and traffic pressure by creating this new parking lot.

As this property is directly adjacent to the school, it makes sense for it to be a functional part of the Collegiate campus that will increase parking and safety for our students, faculty, staff, and neighbors. I also know that Collegiate will be planting many more trees on the lot than are there now and that Collegiate will take great care to make sure the street frontage is aesthetically pleasing and that there is an overall net gain to our community's tree canopy.

Thank you for your consideration.

Best,

Augusta Holland

[2530 Ransdell Ave](#)

[Louisville, KY 40204](#)

502-777-1240

 Reply  Reply All  Forward  IM


Tue 11/29/2022 1:06 PM

EA

Erle Austin <eaustinmd@gmail.com>

Case #22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
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We fully endorse this proposal. It will be of significant value to the employees and many student families of Louisville Collegiate School as well as improve traffic flow on Grinstead when students are coming to and leaving from school.

Erle Austin, MD

[966 Cherokee Rd., Unit 104](#)

[Louisville, KY 40204](#)

eaustinmd@gmail.com

 Reply  Reply All  Forward  IM


Tue 11/29/2022 1:18 PM



Scott Austin <scottdaust@aol.com>

Case #22-COA-0251

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 3:58 PM.

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My name is Scott D Austin & I own and live in a condo at 966 Cherokee Rd in the historic Inverness Building.
I do not believe the Yorktown Apartments have any historic value.
I also have two grandchildren who attend LCS & this demolition would help congestion especially during drop off & pick up.
For these reasons I support LCS plans & case #22-COA-0251.

Scott Austin
Sent from my iPhone




Tue 11/29/2022 3:33 PM

Brooke Barzun <bbarzun@me.com>

Barzun Letter to Cherokee Triangle Arch Review Comm

To  Fister, Bradley

 Follow up. Start by Tuesday, November 29, 2022. Due by Tuesday, November 29, 2022.
You replied to this message on 11/29/2022 3:57 PM.

Re : Cherokee Triangle Architectural Review Committee

Dear Review Committee:

As residents of The Cherokee Triangle for the past 22 years, we are writing in support of the Louisville Collegiate School's request of demolition of the three 1960s apartment buildings at 2354 Grinstead Avenue in favor of a 56-space parking lot. This is part of the Collegiate's comprehensive Master Plan that has been thoughtfully worked on by a committee of parents, board members, students, faculty and, importantly, neighbors.

As a former parent and current neighbor, I know firsthand how Collegiate parking effects our streets and neighborhood. The proposed parking lot is an effort to help alleviate some of that pressure by creating 56 new parking spaces. Additionally, taking these 56 cars off our neighborhood streets will help create a safer environment during pick up and drop off with clearer driving patterns and "pushing" the concentration of traffic towards Grinstead and away from our smaller residential streets. I am also aware that if the proposal is approved that there will also be planting of many more trees than are currently on the site to create much more attractive and shady space.

As life-time members of the Triangle Association, we are all keenly aware of the need for preservation of our historic neighborhood. The Yorktown Apartments are not in our noted preservation scope and are an eye sore to the neighborhood.

Thank you for the work that you and your team do for our city and for your consideration,

Brooke & Matthew Barzun

[831 Cherokee Road](#)

[Louisville, KY 40204](#)

 Reply  Reply All  Forward  IM


Tue 11/29/2022 4:29 PM

A

andyblieden@aol.com

Demo of the Yorktown apartments

To  Fister, Bradley

 You forwarded this message on 11/29/2022 8:47 PM.

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Hey Bradley-

I own property close to Louisville Colligate and the Yorktown apartments. My address is 1068 Everett Ave #5.

I would like to see the apartments come down and I would love to see LCS realize their master plan. LCS is a great neighbor and an invaluable learning institution that's been with us for over 100 years.

Please contact me at 5025998270 if you have any questions.

Thank you.

Andy Blieden

Reply Reply All Forward IM


Tue 11/29/2022 4:37 PM



Maggie Heely <maggie.heely@gmail.com>

Collegiate parking lot

To  Fister, Bradley

 You forwarded this message on 11/29/2022 8:46 PM.

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Hi Bradley,

We live at 2419 Ransdell Avenue and have a 3rd grader at Collegiate and a Kindergartener at a different school. We are in favor of the new parking lot and traffic pattern proposed by Collegiate.

We often have to navigate odd parking and reckless driving on Ransdell during carpool hours..especially as we are on our way home in our car from my Kindergartener's school.

I also hope that there will be a crosswalk that has a crossing guard on Glenmary for walkers to cross the driveway. Also, we really need a crosswalk at Glenmary & Bassett Avenue. There are many families that walk to Collegiate's lower school and there is no crosswalk to cross Glenmary on that side of the school. It would be AMAZING to have one of those crosswalks with the flashing lights when pedestrians are present. There are so many cars parked on Glenmary that cars don't see kids as they are walking to and from school. Our 9 year old is totally capable of walking the 1/2 block to school on her own, but because of the dangers of crossing Glenmary (and then having to cross the new proposed driveway) we don't feel comfortable with her navigating it alone.

I hope that all makes sense. Thanks so much for your time. If you need/want any more information from me my cell is 502-424-4665.

All the best,
Maggie Heely



Tue 11/29/2022 6:35 PM

Kris Rawley <kris.rawley@gmail.com>

Re: proposed parking lot at Yorktown Apartments on Grinstead by Louisville Collegiate School

To Fister, Bradley

You forwarded this message on 11/29/2022 7:09 PM.

This message is part of a tracked conversation. [Click here](#) to find all related messages or to open the original flagged message.

We removed extra line breaks from this message.

Hi again Bradley,

I have an addendum to my email....

I recognize that this proposal is displacing the current residents of Yorktown Apartments during a time when affordable housing is already limited. This is an unfortunate detriment and I know it will cause an immense burden for many of the residents.

However, I prioritize the safety of my children, other children, and all pedestrians in the neighborhood. I have witnessed and experienced too many close calls due to the heavy traffic while out walking. There is a real safety issue and it has to be fixed. I believe this proposal can do that.

Thanks again and take care!

Kris Rawley

> On Nov 28, 2022, at 9:48 PM, Kris Rawley <kris.rawley@gmail.com> wrote:

>

>

> Hi Bradley!

>

> My name is Kris Rawley and I live at 2525 Ransdell Ave, Louisville, KY

> 40204. I am writing you to express my FULL SUPPORT of the proposed

> parking lot where the current Yorktown Apartments are located on

> Grinstead. As a mom with three young children, who walks her kiddos

> to and from school and preschool every day, this proposal will make

> myself and my children safer. It makes us safer because it decreases

> traffic through the neighborhood streets during Collegiate's drop off

> and pick up times, the same times my children and I are walking,

> biking, scootering, and sometimes skipping to school :)

>

> The proposal will take 56 parked cars off the neighborhood streets AND funnel the traffic to Grinstead which is much better equipped to handle the traffic than the tiny neighborhood streets like Glenmary, Ransdell, Ray, Bassett, and Longest. All of the streets I just mentioned will not only have fewer cars parked on them but LESS TRAFFIC. How wonderful that would be!

>

> Also of note, the Yorktown Apartments, in my opinion, are unsightly. While the proposal is a parking lot, it will have more trees and greenery than the existing apartment. For me, this will be more aesthetically pleasing and better for the environment.

>

> I am trying my hardest to make the meeting but if I can't please know as someone who loves the Cherokee Triangle and the joy walking the neighborhood brings my family we would be ecstatic for this proposal to be approved.

>

> Thank you so much and have a wonderful day, Kris Rawley

> 502-724-7600

Reply Reply All Forward IM

Tue 11/29/2022 8:12 PM

SG

Stephanie Gentile <sagentile1287@gmail.com>

Response to 22 COA 0251

To Fister, Bradley

You forwarded this message on 11/29/2022 8:44 PM.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Bradley,

I am writing to voice my opposition to Collegiate's plan to demolish the Yorktown Apartment buildings at 2356 Grinstead in order to build a parking lot. I am also opposed to adding an entrance to the parking lot on Glenmary Avenue. Collegiate's premise is that it would reduce traffic on Glenmary, which is nonsensical.

I am not sure how they justify that premise. Collegiate has around 640 students, 95 faculty members and 36 staff. The 56 parking spots that are being proposed will not eliminate the congestion on nearby Glenmary, Ray, Bassett, or Randall. Plus the proposal of an entrance on Glenmary to the parking lot will not only add additional traffic, but further exacerbate the road blockage, traffic jams, and blocked driveways.

The morning and afternoon drop-off and pick-up can be frustrating to residents. To leave or come back to your home must be timed to correspond with school traffic. We live there day in and day out and parents can be and often are inconsiderate of residents needs.

This is a residential neighborhood, with a mix of apartments, condos and single family homes. The socio economic and demographic mix is also diverse, that is what a neighborhood should be. By demolishing the apartment complex on Grinstead about 40 people will be displaced, without giving them the consideration if they want to move or not. It was decided that these apartments have no historical impact in Cherokee Triangle, but I fail to see how putting up a parking lot - a slab of asphalt or concrete - is considered better and more in keeping with the mantra of Cherokee Triangle.

The one thing that stands out is the continued lack of consideration by Collegiate to the Residents. I don't believe the notification process was handled appropriately. Very little notice was given to Residents and Collegiate tried to push this through as quickly as possible. I left town on November 19th and knew nothing of this proposal. In front of Collegiate the only signs were for a book fair. We were lucky to have one resident notice a small red sign across from Collegiate, not on their property, noting a Public Hearing for case 22-COA-0251 on 11/30/22. Residents were given less than 2 weeks to prepare for the hearing.

Whereas Collegiate was once a positive part of the neighborhood, the fact is that Collegiate has no interest whatsoever in the community and does not care how badly they treat their neighbors. After this parking lot, what's next? When does it stop?

Sincerely,

Stephanie Gentile and Russell Lazarus
2500 Glenmary Avenue

 Reply  Reply All  Forward  IM

Tue 11/29/2022 8:06 PM

SG

Stephanie Gentile <sagentile1287@gmail.com>

Response to 22 COA 0251

To  Fister, Bradley



letter opposing prosal of Collegiate N0v 2022.pages
297 KB

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello Bradley,

I realize this might be a little late, but I wanted to voice my opinion on the subject of 22 COA 0251. Please see attachment.

Thanks,
Stephanie Gentile

Tue 11/29/2022 9:08 PM



Personal <pyron.katherine@gmail.com>

Yorktown Apartments

To Fister, Bradley

You forwarded this message on 11/29/2022 9:21 PM.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good evening, Mr Fister,

As a licensed clinical social worker who has worked in three states with persons experiencing homelessness and housing instability, I'm keenly aware of the crucial need for rental property in desirable neighborhoods. The Highland neighborhoods are known for walkable amenities, stronger JCPs 'resides' schools, more convenient bus routes, and positive community assets.

As a resident of a street adjacent to Collegiate, I'm keenly aware of when the school is in session, and its known carpool traffic patterns.

As grateful as I am that Collegiate is invested in proactively being a good steward of the neighborhood, my heart breaks for the current—and future—tenants of Yorktown Apartments, as like my former clients, they probably made the choice to live in our neighborhood because they wanted the quality of life it offers, and perhaps they didn't have the means to be here, without renting.

Anyone that has ever moved knows—that even moving locally—is very expensive. I ask with the highest urgency that as the pros and cons are weighed in this complex decision, that a person-centered supportive transition plan is developed, so adequate consideration is made for the costs that will be incurred for current Yorktown tenants to pay new apartment application fees, deposits, utility transfer fees, moving costs, as well as the social economic costs/losses incurred to their families. As with so many Americans, budgets are tight, and having to uproot your life often isn't in the budget.

My family and I love living in the Highlands and Cherokee Triangle because of its inclusiveness; and the ongoing recognition that everyone has something to contribute whether a homeowner or renter.

Yes, traffic is always annoying, but carpool is predictable and lasts 30 minutes, Monday through Friday, 9 months a year. Tolerating some inconvenient traffic seems manageable compared to demolishing the lives of contributing tenants in our shared desirable neighborhood.

I'm confident that together creative solutions can be found to accommodate Collegiate's presence in the neighborhood while also safe-guarding the limited housing stock and the rooted lives of our neighbors.

Thank you,
Katherine K. Pyron, MSW, LCSW
Cherokee Triangle Homeowner
1284 Bassett Avenue
502.445.3443

 Reply  Reply All  Forward  IM


Tue 11/29/2022 10:54 PM

AD

Amanda Driggs <amanda@northstarcounselingcenter.com>

yorktown demolition

To  Fister, Bradley

 Follow up. Start by Wednesday, November 30, 2022. Due by Wednesday, November 30, 2022.
You forwarded this message on 11/30/2022 8:00 AM.

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Hi Bradley,

Just writing to show my support of the Yorktown demolition and approving Louisville Collegiate School to build the parking lot in that space.

We reside at 2324 Longest Ave and feel this would help alleviate some of the neighborhood traffic during the morning and afternoon hours and allow us to more safely utilize our streets and sidewalks.

Thanks!

Amanda Driggs

 Reply  Reply All  Forward  IM


Tue 11/29/2022 10:55 PM



William Rawley <will.rawley@gmail.com>

Collegiate Improvement Plan

To  Fister, Bradley

 Follow up. Start by Wednesday, November 30, 2022. Due by Wednesday, November 30, 2022.
You forwarded this message on 11/30/2022 8:00 AM.

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Bradley,

I just wanted to write and let you know I am in full support of the proposal from Louisville Collegiate. I live on the 2500 block of Ransdell Ave (no sidewalks) and the traffic due to Collegiate parking and carpool has me concerned for the morning walk with the kids every day. Any proposal to get more cars out of the neighborhood is very welcomed from me.

-Will

 Reply  Reply All  Forward  IM


Tue 11/29/2022 11:54 PM



Juliet Gray <juliet@grayplanet.net>

Cherokee Triangle ARC #22-COA-0251

To  Fister, Bradley

 Follow up. Start by Wednesday, November 30, 2022. Due by Wednesday, November 30, 2022.
You forwarded this message on 11/30/2022 7:58 AM.
We removed extra line breaks from this message.

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Dear Mr. Fister,

I am writing in support of proposal # 22-COA-0251, the demolition of three 1960's apartment buildings, for the creation of a 56-space parking lot for Louisville Collegiate School. This proposed parking lot would alleviate parking "pressure" on the neighborhood streets, and would ease driving congestion especially on Glenmary.

Louisville Collegiate School is an exemplary custodian of the neighborhood: improving buildings, maintaining landscape and trimming trees, clearing debris and snow immediately after storms, and making every effort to have an efficient and safe carpool drop off every morning and afternoon. In addition, Louisville Collegiate School is an active member of our community, opening the facilities for community events including: community wellness and wellbeing seminars, citizenship ceremonies, and auditions for Louisville Youth Orchestra.

I live within two blocks of the school and am impacted daily by Collegiate's parking and driving patterns. Redirecting these parking and driving patterns towards Grinstead and away from the smaller residential streets would be a notable improvement for the neighborhood, and create a safer driving and pedestrian environment.

Sincerely,

Juliet Gray
[1254 Everett Ave](#)
[Louisville, KY 40204](#)

 Reply  Reply All  Forward  IM


Wed 11/30/2022 7:43 AM



Patricia Conrad <patriciaconrad23@yahoo.com>

Collegiate School/Yorktown Apts/Parking Lot

To  Fister, Bradley

 Follow up. Start by Wednesday, November 30, 2022. Due by Wednesday, November 30, 2022.
You forwarded this message on 11/30/2022 7:57 AM.

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Mr. Fister,

As a resident of the Cherokee Triangle I support the proposal by Collegiate School to turn their purchase of Yorktown Apartments in to a parking lot and to divert their flow of traffic from the neighborhood on to Grinstead Rd. This proposal will improve the safety of our neighborhood, and remove the excess congestion of vehicles from the local surrounding neighborhood streets.

Thank you for your consideration of this issue.

Patricia Conrad

[1110 Cherokee Rd](#)

[Louisville, KY 40204](#)

patriciaconrad23@yahoo.com

 Reply  Reply All  Forward  IM

Wed 11/30/2022 9:03 AM

BB

Ben Botkins <benbotkins@gmail.com>

#22-COA-0251 RE LCS

To  Fister, Bradley

 You forwarded this message on 11/30/2022 9:13 AM.

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Hello Bradley,

We live at 1281 Everett Ave and live close to Louisville Collegiate School. We support LCS's need to expand their campus. Even though we walked to LCS when our kids attended the school it was abundantly clear that the parking lot was exponentially smaller than needed.

Thanks,

Ben Botkins

[1281 Everett Ave. 40204](https://www.google.com/maps/place/1281+Everett+Ave,+Louisville,+KY+40204)

Reply Reply All Forward IM

Wed 11/30/2022 9:25 AM

BB

Ben Botkins <benbotkins@gmail.com>

Re: #22-COA-0251 RE LCS

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

We live at 1281 Everett Ave and live close to Louisville Collegiate School. We support LCS's need to expand their campus. Even though we walked to LCS when our kids attended the school it was abundantly clear that the parking lot was exponentially smaller than needed I'd rather a building not be torn down and I would want tenants to have as much notice as possible but trying to spin a narrative that Louisville Collegiate School Our kids no longer attend the school but I'll tell you there was not an "elitist" culture there at all. The head of school always spoke about inclusivity, vulnerability and community. I believe nearly half of the students are on financial aid and I would wager that there is a larger cross section of the Louisville community represented at Collegiate than at any other public school in the area. The school has been around for 100 years, so many people complain about the traffic and lack of parking. Now they have a solution and we don't like this either? Even though we always walked the kids to LCS it was clear that the school had a fraction of the parking needed. LCS is deeply valuable for this community, the school is thriving and they need to expand.

 Reply  Reply All  Forward  IM

Wed 11/30/2022 9:25 AM

BB

Ben Botkins <benbotkins@gmail.com>

Re: #22-COA-0251 RE LCS

To  Fister, Bradley

 You replied to this message on 11/30/2022 9:35 AM.

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Will you share this second email instead of the first please.

On Wed, Nov 30, 2022 at 9:24 AM Ben Botkins <benbotkins@gmail.com> wrote:

We live at 1281 Everett Ave and live close to Louisville Collegiate School. We support LCS's need to expand their campus. Even though we walked to LCS when our kids attended the school it was abundantly clear that the parking lot was exponentially smaller than needed I'd rather a building not be torn down and I would want tenants to have as much notice as possible but trying to spin a narrative that Louisville Collegiate School Our kids no longer attend the school but I'll tell you there was not an "elitist" culture there at all. The head of school always spoke about inclusivity, vulnerability and community. I believe nearly half of the students are on financial aid and I would wager that there is a larger cross section of the Louisville community represented at Collegiate than at any other public school in the area. The school has been around for 100 years, so many people complain about the traffic and lack of parking. Now they have a solution and we don't like this either? Even though we always walked the kids to LCS it was clear that the school had a fraction of the parking needed. LCS is deeply valuable for this community, the school is thriving and they need to expand.

Reply Reply All Forward IM

Wed 11/30/2022 10:14 AM

BB

Ben Botkins <benbotkins@gmail.com>

Re: #22-COA-0251 RE LCS

To Fister, Bradley

 You forwarded this message on 11/30/2022 10:15 AM.

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I'm so sorry. This email. Thanks so much and have a great day.

We live at 1281 Everett Ave and live close to Louisville Collegiate School. We support LCS's need to expand their campus. Even though we walked to LCS when our kids attended the school it was abundantly clear that the parking lot was exponentially smaller than needed. I'd rather a building not be torn down and I would want the tenants to have as much notice as possible and as much accomodation as possible but I understand the need. LCS is deeply valuable for this community, the school is thriving and they need to expand. The school has been around for 100 years, so many people complain about the traffic and lack of parking. Now they have a solution and we don't like this either? Our kids no longer attend the school but I'll tell you there was not an "elitist" culture there at all. The head of school always spoke about inclusivity, vulnerability and community. I believe nearly half of the students are on financial aid and I would wager that there is a larger cross section of the Louisville community represented at Collegiate than at any other public school in the area. Even though we always walked the kids to LCS it was clear that the school had a fraction of the parking needed.

Thanks,

Ben

Reply Reply All Forward IM

Wed 11/30/2022 9:33 AM



suzanneoldham <suzanne@soldhamconsulting.com>

Collegiate Construction

To Fister, Bradley

You forwarded this message on 11/30/2022 9:37 AM.

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I am writing to support the development of the land into a parking surface adjacent to Collegiate along Grinstead Drive. As a 30 year neighbor of Collegiate in three different locations over the years, the one trait that continues to define their role in my backyard is "good neighbor." We have watched as they constructed a new upper school, an addition to the middle school and the acquisition of our beloved Burgers. What we witnessed is a neighbor who made the neighborhood more beautiful and more livable for its neighbors. Aside from additions, as transplants to Louisville, we often have walk the neighboring streets and pass Collegiate because the grounds are always beautiful and maintained according to the season.

I will add, as I am sure others have, that parking and traffic from Collegiate is an ongoing challenge. There is no doubt that the addition of the parking will alleviate this issue for all neighbors and make the streets safer for walkers like myself on Ransdell where there are no sidewalks and Collegiate students must park today.

I appreciate your time and attention to my support of their effort.

Kindly,
Suzanne Oldham
2532 Ransdell Avenue

Suzanne Oldham | President

SUZANNE
OLDHAM
CONSULTING

suzanne@soldhamconsulting.com

(M) 502-608-8110

 Reply  Reply All  Forward  IM

Wed 11/30/2022 10:14 AM



Katherine P. Quigley <katherine.p.quigley@gmail.com>

Proposed demolition of Yorktown Apartments

To  Fister, Bradley

 You forwarded this message on 11/30/2022 10:16 AM.

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Hello, Bradley!

I am a resident of Cherokee Triangle and wanted to write in support of the demolition of the Yorktown Apartments to create a parking lot for Collegiate School. I am in favor of this only if it means there will be less school traffic through the residential part of the neighborhood AND if there is a meaningful plan to plant enough trees and plantings so that it doesn't just become another heat island.

Thank you for your time,

Katherine

1272 Everett Ave

--

Katherine Pregliasco Quigley

 Reply  Reply All  Forward  IM

Wed 11/30/2022 10:40 AM



Mathias Kolehmainen <m@zxqrt.com>

In support of 22-COA-0251

To  Fister, Bradley

 You forwarded this message on 11/30/2022 12:10 PM.

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Dear Mr. Fister,

I am writing in support for proposal #22-COA-0251 (the demolition of three 1960s apartment buildings in order to create a parking lot for Collegiate school). I live on Everett Ave, about 2.5 blocks from the school and am adversely effected daily by the driving and parking patterns of students and parents. Seems to me that any action to try to focus the driving activity towards the Grinstead side of the campus would be a great for the community. I know it sounds bad to say we are adding a parking lot, but I'm sure the lot will be tastefully done, and that LCS has a master plan that will eventually have attractive buildings on the site with plenty of foliage that The Triangle is known for.

Thanks for listening!

Mathias Kolehmainen
[1254 Everett Ave](#)
[Louisville KY 40204](#)

 Reply  Reply All  Forward  IM

Wed 11/30/2022 12:07 PM



Mary Clay Boland <bolandcasting@gmail.com>

#22-COA-0251

To  Fister, Bradley

 You forwarded this message on 11/30/2022 12:09 PM.

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Dear Mr. Fister,

I am writing in support of proposal # 22-COA-0251, the demolition of three 1960's apartment buildings, for the creation of a 56-space parking lot for Louisville Collegiate School. I live within two blocks of the school and am impacted daily by parking and driving patterns. Redirecting the parking and driving patterns towards Grinstead and away from the smaller residential streets would be a notable improvement for the neighborhood.

Thank you for your time.

Best,

Mary Clay Boland

[1238 Cherokee Rd.](#)

[Louisville, Ky 40204](#)

Wed 11/30/2022 2:11 PM

SR

Stephen Reily <stephen@stephenreily.com>

Comment on application 22-COA-0251

To Fister, Bradley

You forwarded this message on 11/30/2022 2:15 PM.

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Dear Mr. Fister:

I am writing in support of Application 22-COA-0251, which represents a complicated case for our community but, I believe, a much less complicated decision for the ARC. I have lived at 1074 Cherokee Road for 27 years and am a resident of the Cherokee Triangle. I have been a parent of students at Louisville Collegiate School (not currently).

Like everyone I know, I deeply regret the impact of the demolition of the Yorktown apartment buildings at a time when our need for affordable housing has never been greater. Unfortunately, I do not believe this ARC review is the place to address that impact or to resolve the city-wide policies that need to change to promote the development of affordable housing in all of Louisville's neighborhoods.

In this case, however, the ARC will take note of the fact that these buildings are an illustration of the reason we have the Cherokee Triangle Preservation District and our Architectural Review Commissions to begin with, and their removal would not negatively impact the architectural integrity of the neighborhood.

I support both affordable housing and the process by which Collegiate has worked with its neighbors to determine a property use that addresses some of the tension inherent in having a school in the middle of a residential neighborhood. School carpools and parking are a source of tension and this proposal goes a long way to resolving it – with the protections that have been proposed (tree-planting, fencing, etc.).

As a citizen of Cherokee Triangle and Louisville, I am glad that this case has offered people a chance to highlight the need for affordable housing and many inequities in our housing policies. But review by the ARC is not the format to resolve those issues. I hope that neighborhood institutions like Louisville Collegiate School and our neighbors will work together to bring about broader change in the rules and regulations that provide housing for all Louisvillians together with the living wages that are required to afford housing at all.

Sincerely,

Stephen Reily

Stephen Reily
502.558.1217

Stephen@stephenreily.com

Mon 12/12/2022 10:29 AM

SF

Sarah Foster <fostermerrill78@gmail.com>

Re: Collegiate traffic proposal

To: Fister, Bradley

This message is part of a tracked conversation. [Click here to find all related messages](#) or to open the original flagged message.

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Hi Mr. Fister,

As I write, one of my elderly neighbors is being treated by EMS. There is both an ambulance and fire truck parked in the street (see photo). This is in the block that is taken up by the Collegiate School carpool line every day. If this has happened from 7:45-8am, or 2:40-3:20pm, these emergency vehicles would have never been able to reach my neighbor. I urge the committee to approve Collegiate's plan to build a parking area in place of the Yorktown building. This is a safety issue.

Thank you,

Sarah Foster Merrill



Sent from my iPhone

 Reply  Reply All  Forward  IM

Tue 1/3/2023 8:30 PM

KP

Katherine P. Quigley <katherine.p.quigley@gmail.com>

Re: Proposed demolition of Yorktown Apartments

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi Bradley,
I would like to rescind my support of the demolition of the Yorktown Apartments by Collegiate. I am embarrassed I didn't do more research before contacting you originally and have recently learned of the current use of the building and related community housing issues.
Thanks so much,
Katherine
1272 Everett Avenue

Sat 1/21/2023 10:00 AM

AC

Alison Clark Lieberfreund <aclark207@aol.com>

Support for Collegiate

To ○ Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Mr. Fisker,

I live three blocks from Louisville Collegiate in the Cherokee Triangle and wholeheartedly support the plan to demolish the Yorktown apartments and build a parking lot for the school.

I agree that Louisville needs more affordable housing options, but I don't think that a small, independent school should be forced to solve this problem. I expect Collegiate is one of the largest employers in the Cherokee Triangle neighborhood, and we want this excellent school to grow and thrive. The added parking next to the school and along Grinstead Drive seems like very appropriate placement, and it sounds like Collegiate has taken appropriate actions to relocate the Yorktown residents, who as I understand it were already renting on a month to month basis. Moreover, as a neighborhood resident I believe our neighborhood will be safer and more pleasant without the spillover parking from the school.

We appreciate that Collegiate encourages carpooling and also has a bus, but the fact remains that as a significant employer in the neighborhood, they do need somewhere for employees to park. As a mother who formerly worked, I will say that quick and easy parking makes a huge quality of life difference for women (often the primary caretakers, and the majority of teachers) who need to leave work for a quick errand, say to take a child for a strep test, or to pick up a prescription during a limited break during the day.

We are grateful to have such a good school in our neighborhood and hope that the city will support what seems like very reasonable growth for the benefit of the school's employees as well as that of the neighborhood residents.

Kind Regards,
Alison Clark
502-727-2284

Sat 1/21/2023 5:35 PM

CT

Carol Toner <caroltoner12@gmail.com>

Regarding case number:22-COA-0251

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Mr. Fister,

We are writing to STONGLY OBJECT to to the proposal to demolish the following properties: 2354, 2356, 2358 Grinstead Drive and 2421, 2423 Glenmary Avenue. The proposal made by Louisville Collegiate School requests the demolition of these properties in order to construct a new parking lot area.

The construction of a new parking lot does NOT "strengthen the viability " of our neighborhood. In fact, it would have the opposite effect by eliminating desperately needed affordable housing, not only in the Cherokee Triangle, but in Louisville as a whole. The citizens of this district and those of greater Louisville are acutely aware of the shortage of local affordable housing.

In addition, a parking lot in the middle of a much beloved historic neighborhood does nothing to support efforts by this district to retain and PROTECT our historic status. The apartments on Grinstead are not historic structures but they are also not the scar on the land that the parking lot would be.

There has been an explosion of homeless folks in this district. Why on Earth would ARC approve demolition of much needed affordable housing in favor of a parking lot? The very consideration of this is irresponsible.

Carol Toner, signed below, taught at Collegiate for many years. Our son attended Collegiate. I know Collegiate has, in past, demolished properties in order to expand the campus. Collegiate is situated in a n historic district. They were once good neighbors. Sadly, this seems to no longer be true.

For the cost of demolition and lot construction, perhaps Collegiate could be encouraged to explore the development of bus services.

With respect and strong objections,

Carol Toner

Gerald Toner

949 Cherokee Road

 Reply  Reply All  Forward  IM

Sat 1/21/2023 7:04 PM



John Downard <jdownard01@gmail.com>

Collegiate

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I am opposed to the proposal by collegiate to demolish the apartments behind their facility. The loss of affordable housing would be a loss to the Cherokee triangle. The architectural review committee should reject collegiate's proposal. I am a former trustee and president of the Cherokee triangle association I have lived in the triangle for the vast majority of my life.

Respectfully submitted

John Downard

Sent from my iPhone

 Reply  Reply All  Forward  IM

Sun 1/22/2023 2:32 PM



Beth Wiseman <wiseman_beth@yahoo.com>

Demolition of York Apartments

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Please keep the York Apartments as affordable housing so desperately needed in our city. Please ask Collegiate to find another way to solve their parking issues. Thank You.

Beth Wiseman
3503 Waterleaf Ct
40207

 Reply  Reply All  Forward  iMessage


Sun 1/22/2023 5:33 PM



jlnewb02@icloud.com

Public Comment CT ARC

To:  Fister, Bradley

 You replied to this message on 1/23/2023 9:25 AM.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hi Bradley,

I am a resident of the Cherokee Triangle neighborhood, and current member of the Cherokee Triangle Association.

The intent of my email is to seek out information on how to speak briefly at the upcoming public hearing on 1/25 or to have a my letter read.

Could you please help me figure out the right way to proceed.

Thanks,

Justin

502-345-0971

Sent from my iPhone

 Reply  Reply All  Forward  IM

Mon 1/23/2023 8:23 AM

KK

Kevin Kouba <bearwood223@gmail.com>

22-COA-251 Collegiate

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I hope I have the right reference number, but I'm sure I'm not the first person to write about this travesty.

Tearing down those apartments does NOT meet the needs of anyone except those few rich kids. Please don't approve this. People need those apartments (and collegiate needs to start maintaining them, too!)

 Reply  Reply All  Forward  iMessage

Mon 1/23/2023 2:42 PM

MM

MARILYN meredith <mod731@hotmail.com>

Case #22-COA-0251

To  Fister, Bradley

 Follow up. Start by Monday, January 23, 2023. Due by Monday, January 23, 2023.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I vehemently oppose the demolition of the York apartments by Collegiate school and their plan to install parking spots for their school. Louisville is in the midst of an affordable housing crisis and it is immoral to tear down an existing affordable housing unit to meet the needs of students at a wealthy east end school. Please include my name in opposition to this proposal by Collegiate.

Marilyn Meredith

[944 Cherokee Road](#)

[Louisville KY 40204](#)

Sent from my iPhone

Reply Reply All Forward IM

Mon 1/23/2023 2:46 PM

SR

Sarah Rogers <rogers.sarah@gmail.com>

Collegiate demolition plan - case number: 22-COA-0251

To  Fister, Bradley

 Follow up. Start by Monday, January 23, 2023. Due by Monday, January 23, 2023.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

As a resident on Hilliard Ave, I oppose the Collegiate demolition plan - case number: 22-COA-0251. A 56 car parking lot absolutely does NOT strengthen the viability of the district as a whole. I specifically bought in a mixed income community with affordable housing and tearing down 48 apartments that rent for \$550-\$750 a month to create more convenient parking is irresponsible and destructive. The removal of desperately needed affordable housing further weakens not only the district, but the city as a whole, especially given the current housing crises. Also as someone who works downtown, walking a few blocks to work is not a hardship for most people and Collegiate has handicap parking available for those that need to park closer.

Sarah Rogers

1120 Hilliard Ave

 Reply  Reply All  Forward  IM

Mon 1/23/2023 5:47 PM



Lisa S <santoslf@hushmail.com>

22-COA-0251 Comments opposed to demo

To  Fister, Bradley

Cc  'Debra harlan'

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr. Fister,

My big headache here is that the affordable housing being removed rented for \$650 per month. You know what no one in this town is building? That's right - housing at this price point or anywhere near it.

Collegiate helping people with a relocation won't go very far if low cost housing is not out there. A great compromise would be to incorporate affordable housing into this build.

Thanks,

Lisa Santos

Irish Hill

1318 Hull St 40204

Reply Reply All Forward IM


Mon 1/23/2023 8:15 PM

TC

Tony Curtis <tony@metropolitanhousing.org>

Public Comment Case File No. 22-COA-0251 from the Metropolitan Housing Coalition

To ○ Fister, Bradley

 If there are problems with how this message is displayed, click here to view it in a web browser.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Public Comment_Metropolitan Housing Coalition_Case Number 22-COA-0251.pdf
149 KB

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Chairman Fister,

Please find attached the Metropolitan Housing Coalition's public comment to the Cherokee Triangle Architectural Review Committee on Case File No. 22-COA-0251 in regards to the Louisville Collegiate School's request for a zoning change to demolish Yorktown apartments and build a parking lot, displacing 48 households in need of affordable housing.

Thank you for considering these comments and sharing the comments with your fellow committee members and the public.

Best regards,

Tony Curtis



Right-click or tap and hold here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture fro...

Anthony P. Curtis
Executive Director
502.384.6368 (office)
606.465.0536 (cell)
tony@metropolitanhousing.org



Metropolitan Housing Coalition
P.O. Box 4533
Louisville, KY 40204-4533
502.384.6368

January 23, 2023

Cherokee Triangle Architectural Review Committee
Louisville Metro Government
Louisville, KY
bradlev.fister@louisvilleky.gov

Re: Case File No. 22-COA-0251

Chairman Fister,

The Metropolitan Housing Coalition (MHC) strongly opposes the Louisville Collegiate School's proposal to demolish Yorktown Apartments and displace residents. MHC asks the Cherokee Triangle Architectural Review Committee to deny this request and urges the school to withdraw the proposal (Planning Case File# 22-COA-0251).

Louisville is experiencing a housing crisis. Louisville needs 31,000 housing units for households at or below 30% area median income or an annual income of \$27,000 per year for a family of four. This annual income is equal to the highest annual tuition rate for one student attending Collegiate. The proposed action by Collegiate further contributes to this crisis in the neighborhood, district, and city.

MHC recently published a Louisville Metro District 8 housing report, showing a lack of affordable housing opportunities in District 8 with 32.1 percent of renters cost-burdened or spending more than 30% of income on housing costs. The majority of District 8 has no units accepting Housing Choice Vouchers (HCV), only a small section of the district, located to the south of the Watterson Expressway. The district also suffers from an abundance of short-term rentals, which further dilutes affordable housing opportunities. District 8 is a resource rich area of Metro Louisville, with a multitude of education choices for children, nearby non-convenience grocery stores, access to public parks, and robust public transit along the main Bardstown Road corridor. However, these resources are not equally distributed to those that could benefit the most from such community assets. Demolishing affordable housing opportunities only furthers the inequities in accessing these assets.

I would also point the Cherokee Triangle ARC to visit the housing section of [Plan 2040](#), Louisville's 20-year plan for the built environment. The housing section is comprised of three sections, all of which provide insight into the decision-making for Case File# 22-COA-0251, the proposed demolition of Yorktown Apartments by the Collegiate School to build a parking lot and displace 48 households. Here are the housing section goals and objectives:

Goal 1: Expand and ensure a diverse range of housing choices.

Objectives:

- a. Flexible zoning/design regulations encourage diverse housing options.
- b. Neighborhoods are able to grow while preserving their unique character.
- c. Energy-efficient development practices and resilient design features are encouraged.
- d. Varieties of housing types and densities are promoted.



Goal 2: Facilitate the development of connected, mixed-use neighborhoods.

Objectives:

- a. Residences are designed for users of all abilities to have **convenient and safe multi-modal access to jobs, education and services.**
- b. Environmental and health impact risks are mitigated where residential uses adjoin higher intensity uses.
- c. **Walkable and accessible neighborhoods are promoted.**
- d. **Housing is encouraged near existing and future clusters of economic activity.**
- e. Infill development and adaptive re-use are promoted.
- f. **Proximity to parks, open space and recreational opportunities, along with access for all, is prioritized.**

Goal 3: Ensure long-term affordability and livable options in all neighborhoods.

- a. Redevelopment of vacant and underused properties for residential uses is encouraged.
- b. Design elements, adaptable for all users, are promoted.
- c. Housing types are integrated into the surrounding neighborhood through complementary design.
- d. **Existing housing stock is maintained and improved.**
- e. Energy-efficient practices are encouraged to reduce housing costs.

I have bolded the above areas of the Plan 2040 housing section, because I think this decision also hinges on these goals and objectives laid out by Louisville Metro Government, which received a large base of community input throughout the comprehensive planning process. I think these goals and objectives should inform the Cherokee Triangle ARC's decision and that the ARC should ultimately deny Collegiate's application, as it does nothing to advance these goals and objectives—it actually does the opposite.

Any proposal to destroy affordable housing, displace low- and fixed-income resident, and decrease housing opportunities and choice in our community should be met with a unified voice of opposition from individuals and organizations across Louisville. This specific request proposes the demolition of 48 units that will create a ripple effect on affordable housing across Louisville, ultimately creating the need for 48 additional affordable units that will displace 48 other economically disadvantaged households across our community.

Thank you for taking a few moments to consider these thoughts as the Cherokee Triangle ARC votes on this proposal. Again, the Metropolitan Housing Coalition strongly opposed this proposal and ask the Committee to deny this request and urges the school to withdrawal the proposal

Sincerely,

Executive Director
Metropolitan Housing Coalition
tonv@metropolitanhousing.org

 Reply  Reply All  Forward  IM

Tue 1/24/2023 1:20 AM



Christopher Eagan <chris@eaganrealtygroup.com>

Case number: 22-COA-0251

To  Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr Fister.

I am writing to oppose Collegiate's demolition plan of affordable housing on the grounds that a 56 car parking lot absolutely does NOT strengthen the viability of the district as a whole". In fact, the removal of desperately needed affordable housing further weakens not only the district, but the city as a whole.

Thank you,

Chris Eagan
Broker
Eagan Realty Group
(502) 649-8381

 Reply  Reply All  Forward  IM

Tue 1/24/2023 7:12 AM



spierce@twc.com

Comments re: Case Number: 22-COA-0251

To  Fister, Bradley



CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I strongly am not in favor of the proposed parking lot Collegiate is seeking approval to build on the current Yorktown apartment property owned by the school. They have not properly pursued other options or tried to work with others in the Highland community. This does not improve the viability of the district. There is other off site parking that can be used in lieu of displacing long time residents in affordable housing. My church Highland Baptist has limited parking as well but we have been creating and found other options. And we have events going on all throughout the week.

Please require Collegiate to come back with alternative plans before this is approved.

Thank you for your service and support of the Louisville community.

Susan Pierce
(502) 552-7842

Tue 1/24/2023 1:54 PM

DA

DEE ALLEN <deeallen2018@gmail.com>

case number: 22-COA-0251

To Fister, Bradley

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

We are writing opposing Collegiate demolition plan - case number: 22-COA-0251 - on the grounds that a 56 car parking lot absolutely does NOT "strengthen the viability of the district as a whole". In fact, the removal of desperately needed affordable housing further weakens not only the district, but the city as a whole.

Please do not allow this to self-serving, white-privilege, unconscionable proposal to move forward! Our community is better than this and we must do a better job of protecting the most vulnerable among us, who could include any one of us with a change in circumstance.

Metro Government must stand strong and stand up for those who cannot speak for themselves. Please do not put these folks (or the folks they displace) on the street for callous need for "more convenient" parking!

Available for further comment:

Dee Allen

502-377-1614

[1281 Parkway Gardens Ct., Louisville, KY 40217](#)

 Reply  Reply All  Forward  IM


Tue 1/31/2023 10:30 AM



J E CROWLEY <je_crowley@bellsouth.net>

Case # 22-COA-0251 (Yorktown Apartments)

To  Fister, Bradley

 Follow up. Start by Tuesday, January 31, 2023. Due by Tuesday, January 31, 2023.
You replied to this message on 1/31/2023 1:05 PM.

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Hello,

Thank you for allowing citizens to comment on this recent proposal affecting the lives of citizens in the Highlands neighborhood.

This is in response to the proposal to eliminate the 48 affordable apartments in the Yorktown Apartment Building in order to use the land as a 56 car parking lot.

I live in the area and spend a great deal of time in the Cherokee Triangle neighborhood, volunteering at Kentucky Refugee Ministries.

I am against tearing these units which provide affordable homes for neighbors who work in the area.

The need for affordable housing is real in Louisville, especially in the Highlands neighborhood. There are so many people who work in the Highlands in the service-sector that depend on affordable housing. They are what make Louisville and the Highlands great. Hopefully an alternative solution can be found.

Collegiate eliminated some of their own parking spaces in a recent renovation. Did they not take this loss into mind when they made those renovations? They bought the old Burger's Market property with parking spaces and then sold that property - a loss of even more spaces for the campus.

Back to the issue at hand. I do not see that this development will "strengthen the viability of the district as a whole", and I do not support it.

M Jane Ernst Crowley

[Sent from AT&T Yahoo Mail for iPhone](#)

Fri 2/3/2023 2:45 PM



ted harlan <debraandted@gmail.com>

Re: Cherokee Triangle ARC Meeting 2-8 at 6PM

To  Fister, Bradley

My prior comments to the committee stand.

This is a district. It is comprised of many eras of construction that represent important changes in our ways of living. Missing middle housing built in mid century has as much viability and adaptability as the highest end compound on Ransdell Avenue.

My teachers at Collegiate walked home in the afternoons to these apartments in surrounding blocks. Many of these have been reimagined and we continue to use other buildings of the 20th century such as Arassmith's Gilda's building , the Burgers corner, the little cottages of Willow Ave.....or as the mantra goes, the greenest building is the one that's already built.....

Here are just a few:

1975.....Cherokee Rd.



Fri 2/3/2023 2:45 PM



ted harlan <debraandted@gmail.com>

Re: Cherokee Triangle ARC Meeting 2-8 at 6PM

To  Fister, Bradley

800 block Cherokee Rd-an amalgam of conjoined eras.



Camelotrecently reimagined on Everett.

Fri 2/3/2023 2:45 PM



ted harlan <debraandted@gmail.com>

Re: Cherokee Triangle ARC Meeting 2-8 at 6PM

To ○ Fister, Bradley



Cherokee Rd - mid century court below.

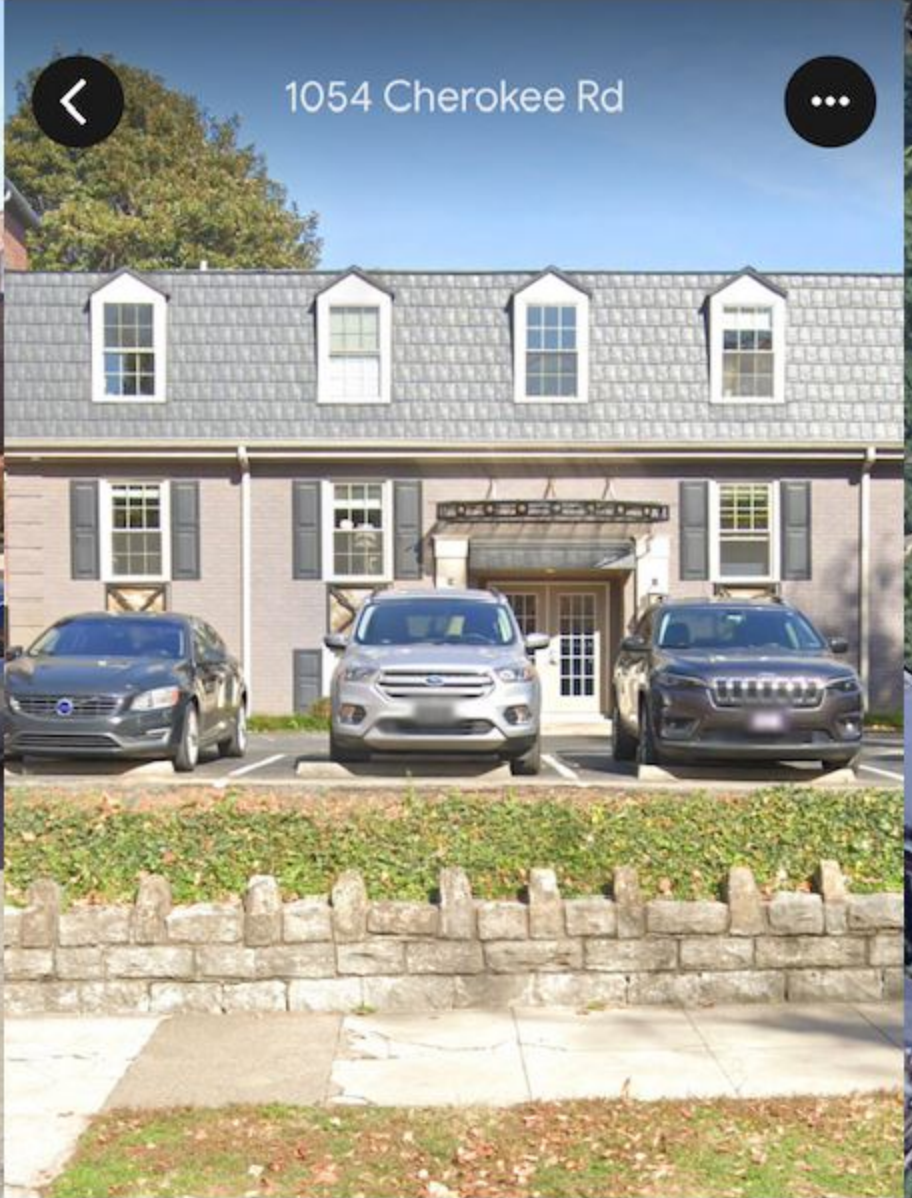
Fri 2/3/2023 2:45 PM

TH

ted harlan <debraandted@gmail.com>

Re: Cherokee Triangle ARC Meeting 2-8 at 6PM

To: Fister, Bradley



The last photo was the site of two red brick apartment buildings removed for new construction that never happened. Lose lose.

The reimagining of the Aquarius Apartments-the result of a failed bid to construct "Cherokee Grande" (and so far all the other Grandes.....) in its place, resulted in retention of mid market housing with a bit of lipstick as only Mr. Cogan can provide. The Aquarius was a huge reason for the push for a preservation district in the first place. The remaining original limestone walls tell the tale.

My favorite example of reimagined rests again with Mr. Cogan. The Midland garage conversion to meeting space and lux car storage was a perfect segue for the building. This is incremental infill, and tells a contextual fine grained story. Asphalt, not so

Fri 2/3/2023 2:45 PM



ted harlan <debraandted@gmail.com>

Re: Cherokee Triangle ARC Meeting 2-8 at 6PM

To Fister, Bradley



much.

And finally, there's the Bordeaux. Same developer. Held hostage like Yorktown and allowed to deteriorate during the lawsuit years of Willow Grande, this corner kitsch is yet another example of mid century infill that has survived far better and given far more than any fantasy tower still unbuilt. I'll take a reimagined Bordeaux "court" over asphalt. Had all these sites been scraped, Collegiate could now develop scattered site parking throughout the district. Perhaps a scavenger hunt for the students to discover how much underutilized parking already exists for their use.



(

You trace incremental development of urban neighborhoods in great measure through its buildings over time.

I'm not sure why we threw tens of thousands of dollars at a pending Cherokee-Bonnycastle neighborhood plan that focuses on retention and creation of missing middle housing and emphasizes equity and diversity while the higher ups plot to destroy it on every landmark level.

(We saw this same finagle on Lawton Court. Modest shotguns unite to form a unique oasis and "bam". Stack the deck and the opposing counsel is allowed to run the meeting.) Strategic denial of rightful status.

Fri 2/3/2023 2:45 PM



ted harlan <debraandted@gmail.com>

Re: Cherokee Triangle ARC Meeting 2-8 at 6PM

To ○ Fister, Bradley

(

You trace incremental development of urban neighborhoods in great measure through its buildings over time.

I'm not sure why we threw tens of thousands of dollars at a pending Cherokee-Bonnycastle neighborhood plan that focuses on retention and creation of missing middle housing and emphasizes equity and diversity while the higher ups plot to destroy it on every landmark level.

(We saw this same finagle on Lawton Court. Modest shotguns unite to form a unique oasis and "bam". Stack the deck and the opposing counsel is allowed to run the meeting.) Strategic denial of rightful status.

This is a shortsighted plan which, if approved, would deprive the neighborhood of needed affordable housing, and would set a dangerous precedent to allow removal of ALL the mid 20th century infill along Grinstead and a good part of Glenmary Ave. and beyond. Context, streetscape, and consistency matter. Districts are made up of the elegant, the mundane, and everything in between. Cherry picking buildings for asphalt is the height of arrogance by an institution that cannot figure out its parking "problem" in any other way save the Spalding University example where every historic building was scraped for three city blocks of transient student parking that's empty most days. Perhaps it's time to rename Grinstead.....Slaughter Ave?!

When I was an urban geography student, my professor would throw us out into strange and new parts of the nearby big city and direct us to pay close attention to what we saw as value.

For days.....

He taught us incremental development before it was a "thing". He taught us to evaluate a building or a block as part of the larger whole. Some of the most modest structures are part of that. Surface parking, as he tirelessly pointed out, not so much. This was the early seventies and formed the bedrock of what planners currently preach via Cornerstone 2040. That's equity and the face of preservation districts and neighborhoods today.

Thank you for your time.

Debra Richards Harlan
1734 Chichester Ave
Staff emeritus
LCS graduate

Sent from my iPad

 Reply  Reply All  Forward  IM


Sun 2/5/2023 8:30 PM

MZ

Mark Zurada <mark@zurada.com>

22-COA-0251

To  Fister, Bradley

 Follow up. Start by Monday, February 6, 2023. Due by Monday, February 6, 2023.

You replied to this message on 2/8/2023 10:55 AM.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello Mr. Fister,

I reside at [1270 Willow Ave, Louisville, KY 40204](#) in the Cherokee Triangle neighborhood. I read there is a meeting this week regarding case 22-COA-0251 (Collegiate / Yorktown Apartment). I am writing to submit a comment for the panel's consideration. I am firmly in favor of Collegiate's goal to expand their footprint. I do not find the Yorktown Apartments to have much of any historical appeal and conversely, I find it draws away from the beauty of the Cherokee Triangle neighborhood. While I respect the remaining Yorktown residents and see how this decision can be challenging, my wife and I are staunch supporters of Collegiate and see the establishment as an incredibly positive contributor to the area as well as the broader Louisville community as a whole. It has been a pillar of the Highlands neighborhood for over a century, a lot longer than the Yorktown apartments, and I hope their positive influence can only expand over the next century.

Regards,

Mark Zurada

--

Mark Zurada

(646) 221-9135

Mon 2/6/2023 10:30 AM

DK

Debbie Kopple <debkopple@gmail.com>

Case 22-COA-0251

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 10:56 AM.

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> Mr. Fister-

>

> I am writing to ask that Collegiate's proposal to demolish Yorktown Apartments be DENIED. I am a 41 year resident of the Cherokee Triangle and support the rules that require we preserve the historical character of this area.

>

> My Mother lived in one of these apartments for nearly 10 years. She became a part of a wonderful little community and enjoyed being friends and neighbors with many other renters. This is a unique setup and the renters have created a true sense of a mini neighborhood. Please do not destroy this!

>

> These buildings were build nearly 60 years ago in classic mid century style and are supporting structures. The idea of tearing down 48 affordable homes for 56 parking spaces is ludicrous.

>

> Why would anyone want to have to look at a parking lot? No matter how Collegiate tries to camouflage it - it will be an eyesore. Over the past 40+ years Collegiate has continued to purchase surrounding property and receive approval to turn it into classrooms, sports areas, parking areas, administrative buildings, the list goes on. If Collegiate needs more room let them MOVE to somewhere else with wide open spaces. Their ability to take over the neighborhood needs to STOP!

>

> Thank you for listening to my concerns and I ask for your denial in Collegiate's application.

>

> Debbie Kopple

> 2200 Longest Ave

> 40204

>

> Sent from my iPhone

Reply Reply All Forward IM

Mon 2/6/2023 12:07 PM



Joshua Keim <JDKeim@mail.com>

RE: Yorktown Apts, Collegiate School

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 10:59 AM.

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Hello,

I am writing to voice my concern about the proposal to demolish Yorktown Apartments, case # 22-COA-0251. I plan on attending the hearing Wednesday 2/18.

As a long-term resident of this neighborhood, I have watched affordable housing (non-government funded) becoming next to impossible to find. Yorktown apartments is one of the only few remaining places that one can go to find a SAFE, walkable one-bedroom with patio/balcony for roughly \$700/mo. There is literally nowhere else in the Highlands all these potentially displaced tenants will be able to go. These units are in HIGH demand and whenever one becomes available, the competition is stiff. The buildings are older but they were built to last and have been well-maintained. I think it would be very unfair to the community to have to suffer to loss of these dwellings just so a select entitled few privileged parents and children can have a bigger parking lot. If they are so fortunate to attend this collegiate school, perhaps they should set a more positive example and approach their parking problems in such a way that the rest of the community is not burdened.

Thank you for your time and for hearing about my concerns on this urgent matter. Feel free to get back with me if you like.

Best,
Josh


Mon 2/6/2023 7:45 PM

DS

Deirdre Seim <theseimfamily@gmail.com>

comment for 22-COA-0251

To  Fister, Bradley

 Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 11:34 AM.

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The staff report is in error in stating that the York Town Apartments are "non-contributing" and in stating the buildings "lack architectural, cultural, and/or historic significance". The staff report is profoundly in error in stating "the demolition will not adversely affect the District's distinctive characteristics or importance as a developed neighborhood".

These buildings are all nearly 60 years old and all buildings over 50 years old are considered to be contributing structures. These buildings are great examples of mid century multifamily housing and meet the test as "contributing structures".

Most importantly, the destruction of some of the last remaining affordable housing in the district poses a fundamental threat to the district's viability as a functioning neighborhood and economically diverse community and instead threatens to leave it a hollowed out enclave for the wealthy stripped of working class housing or history. Economically diverse housing is a core cultural element of the community and its history. To appropriately preserve the Cherokee Triangle is to preserve it with housing for all economic classes.

Sincerely,
Deirdre Seim
937 Cherokee Road

Reply Reply All Forward IM

Mon 2/6/2023 8:39 PM

JD

Jody Dahmer <jodydahmer@gmail.com>

Public Comment- Yorktown Apartments Demolition

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 11:35 AM.

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Hello,

I am writing to oppose the demolition of affordable housing for an asphalt parking lot for the rich suburbans. This is ludicrous that this is even happening, and Collegiate should be educating students, not acting as slumlords. The fact that they have siphoned rent money for years without putting money back into upkeep in the apartments is heinous, all so they can build a parking lot to drive back to their suburban grass patches and gated communities.

I bet the school administrators don't even mow their own lawn.

If they want to move from the densely populated Highlands to a cornfield out in Eastern Jefferson County, I think there would be no opposition to building as much parking as they want. But to do it in such a crisis of affordable housing not only shocks the conscious but also shows the apathy the wealthier people feel towards the rest of the city.

They could be using this money to do so much more. Instead, they pave over housing.

Thanks,

--

Jody Dahmer

Smoketown Neighborhood Association

Tue 2/7/2023 6:45 AM



Stephen Seim <seimstephen@gmail.com>

ARC hearing regarding application by Collegiate School to demolish the Yorktown Apartments 22-COA-0251

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 11:36 AM.

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Mr. Fister,

Please add my comments to the record related to the ARC hearing 22-COA-0251

I strongly believe that the staff report related to Collegiate School's proposal to demolish the Yorktown Apartments is fundamentally flawed and that their conclusion that the structure is not contributing is wrong. The apartments are a representative example of the architecture from the 1960s, and though not as flashy as higher profile properties in the neighborhood, qualify for protection given their age and characteristics.

In addition, as the staff report points out, the cultural character of the neighborhood is also an element that merits protection. Their conclusion that these apartments do not contribute to the cultural character of the neighborhood is also fundamentally flawed. The economic diversity of the Cherokee Triangle neighborhood is a fundamental element of its cultural character, where million dollar homes are interspersed with apartments and homes that are fracked up into multiple units. This cultural element would be dramatically harmed by the granting of Collegiate's application.

Finally, the destruction of one property to replace it with another must be a net improvement to the neighborhood. I do not believe a reasonable person could conclude that eliminating 48 housing units in order to add parking spaces could be considered a net benefit to the neighborhood.

I respectfully ask that the ARC follow the appropriate guidelines and reject the application for a Certificate of Appropriateness to demolish the Yorktown Apartments.

Stephen Seim
937 Cherokee Road

 Reply  Reply All  Forward  IM


Tue 2/7/2023 8:41 AM



andrew <andrew@andrewgentileantiques.com>

22-COA-0251

To  Fister, Bradley

 Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 11:46 AM.

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Goodmorning Bradley,

I live at 2408 Glenmary Avenue and I am concerned about the Collegiate project.

The application for demolition lists 2421 and 2423 Glenmary Avenue, the report is not clear and instead refers to possible "future drive", "consideration for construction of a private access" and "student drop-off"

What exactly is before the ARC and what approvals are being sought with regards to 2421 and 2423 Glenmary Avenue

Thank you
Andrew Gentile
cell 502.396.7577

Tue 2/7/2023 10:11 AM



Emily Skinner <emily@recollectionstories.org>

Yorktown Apartments Public Commentary, 22-COA-0251

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.

You replied to this message on 2/8/2023 11:50 AM.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

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Dear Mr. Fister,

Here is my public commentary regarding the Yorktown Apartments (22-COA-0251):

The Yorktown Apartments historically fit the neighborhood. I am a historic preservation professional, and it is time that we change how we look at architecture from the 1960's. A cultural and socio-economic context is a lens in which to look at these structures. The form, spacing, road setback, and overall style of Yorktown fits its original construction date while also fitting the integrity of Cherokee Triangle. Yorktown is differentiated and compatible with the historic district. In comparison to newer construction to Collegiate, as it tries to mimic older historic styles, actually goes against the Secretary of Interior's standards for historic preservation.

Access to affordable housing has become dire. It is abysmal for one of the most prestigious private schools in the city to tear down affordable housing they own and let deteriorate because they need more parking. Relief for traffic and parking is an issue for Collegiate alone on their existing campus that already has a large footprint for its size. It should never trump the displacement of residents and demolition of historic affordable housing structures in a community that is already unburdened by supporting lower-income residents. Other solutions have been proposed by the community. One would think that instilling respect for the community into Collegiate's student values is a much higher priority than appeasing poor behavior while sharing the road.

Sincerely,


Emily Skinner

--

Emily Skinner (she/they)

502-552-2856

recollectionstories.org

 Right-click or tap and hold here to download pictures. To help protect your privacy, Outlook prevented automatic download of this pictur...

 Reply  Reply All  Forward  IM


Tue 2/7/2023 10:05 AM



Allison Whitehouse <arwhit10@gmail.com>

Yorktown Apartments

To  Fister, Bradley

 Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 11:53 AM.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Good morning,

I'm writing in response to the proposed demolition of the Yorktown Apartments.

At a time when affordable housing is becoming more and more scarce, not only in our city, but in our country as a whole, it feels like a shortsighted move to demolish this many units in a centrally-located, desirable part of town...for a private school's parking expansion.

It's hard to see this decision as anything other than privileged and out of touch, a sense of "we're doing this *because we can*." It sends a message, intended or not, that certain people are not "desired" in this area, or at the very least, that the powers that be do not care what stresses, inconveniences, and other hardships these individuals will face now that their housing is no more. The disruption of working people's actual lives, again, for an exclusive school's parking lot, is a problem.

I hope for some kind of equitable resolution to this matter. If we are to be a compassionate city, this does not seem like a project that suits such a goal.

Thank you,
Allison Whitehouse
Concerned citizen

 Reply  Reply All  Forward  IM


Tue 2/7/2023 10:51 AM



Abby Long <abbyl_2008@hotmail.com>

22-COA-0251

To  Fister, Bradley

 Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 11:54 AM.

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Hi Brad,

I oppose this development (and any other development) where sound housing is demolished. In a time where this city is 30,000 units short, it is abhorrent that planning and design would even entertain this request.

We should be encouraging more middle and dense housing. Not turning desirable apartments into a parking lot (and alleged future Collegiate building.)

If more parking is needed, Collegiate should be pushed by Planning and Design to build a parking garage on their existing property. Instead, I'm having to beg P&D, to not demolish housing. How bizarre.

Abby Long
Shelby Park resident
731.676.0195

 Reply  Reply All  Forward  IM

Tue 2/7/2023 11:16 AM



Matt Ruben <mattriben@yahoo.com>

Case 22-COA-0251 comments

To  Fister, Bradley

 Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.

You replied to this message on 2/8/2023 12:03 PM.

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Mr. Fister,

Please count me among locals who oppose the proposed demolition of these Cherokee Triangle residences.

Proposals like this one are a giant step backwards for this, a community that falls short not only in housing for its population but especially for the "missing middle" housing necessary to most healthy communities.

We need more multifamily residential housing, especially on transit lines and in walkable neighborhoods. Cherokee Triangle is already primarily a residential neighborhood.

I do support Louisville Collegiate, but their growth and consequent parking problems should not be prioritized over the housing needs of our neighborhoods, especially when those housing needs are not being met.

Thank you,

Matt Ruben
717 E Oak St
Shelby Park

Reply Reply All Forward IM

Tue 2/7/2023 11:44 AM



Katie Vollmer <katherinevollmer@gmail.com>

Demolition of Affordable Housing by Collegiate

To Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 12:04 PM.

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Hello,

I am writing to express my deep concern and contempt regarding the proposed demolition of the Yorktown Apts in favor of a private school's parking lot and supposed new building. As a city that is currently facing an enormous gap in available, affordable housing, it is unfathomable that this is happening. The Highlands remain one of the few areas in this city where you can live and be able to walk to anything you could need. Instead, people are being forced to relocate away from jobs, family, convenient bus lines, and amenities that they might not be able to afford to miss or work around.

I cannot believe the "Compassionate City" is once again looking to oust folks from an area because a privileged entity decided they could simply take that away. This is shameful and continues an ugly pattern that Louisville has been too eager to embrace. It's time this city started working for the people who live within it's population dense areas instead of the commuters who think 56 parking spaces is equivalent to buildings of homes.

Respectfully,
Katherine Vollmer-Prince
Shelby Park resident

Tue 2/7/2023 11:59 AM



Maren Lane <marenhere@gmail.com>

ARC comments - COA 025

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 12:06 PM.

Dear Bradley,

Here are my comments for the proposal to demolish the 3 apartment buildings on Grinstead Drive.

The proposed replacement structure and development will NOT strengthen the viability of the district as a whole. The addition of the parking DEGRADES the viability of the district in the following ways:

Removing a population that contributes to the district.

This goes against the first two main objectives of the Cherokee/Bonnycastle Master plan (draft 12/22):

Objective 1.1: Encourage diverse housing types and tenures to create and increase long-term housing inventory.

Objective 1.2: Increase housing affordability - Improve housing affordability and increase racial diversity in the neighborhoods.

Diminishing the cultural historic resource of 3 1960's buildings

The 3 buildings contribute to the neighborhood fabric with their orientation, mass, and roof form. Removing them would create a "broken tooth" effect on Grinstead drive and create a dead zone. The brick masonry facade with fronting porches provide a sense of place as well as eyes on the street.

The proposal also has corollary issues with the properties on Glenmary.

- Downgrades two adjacent residential parcels by turning their back and side/back lots into a road

- Shifts the use from residential to semi institutional

-Diminishes the historic cultural viewshed by demolishing an historic original 1920's accessory structure that contributes to the historic fabric of the neighborhood

- Destroys two +/- 100-year old oak trees that will not survive the impacts of excavation and backfilling over their root zone. Preserve and enhance tree canopy is a goal of the master plan.

-Alters the orientation of a semi-public property (Collegiate School) by changing the front entry

-Profoundly diminishes the safety of pedestrians, including children. Improve pedestrian connectivity and safety is a goal of the master plan.

- The Cherokee triangle neighborhood is a walkable neighborhood. Many who relocate do so to be able to walk to collegiate. +/- 80% of pedestrian traffic on Glenmary will have to be confronted with oncoming right turn traffic whose view may be impeded by a utility pole.

Thanks,
Maren Lane

Reply Reply All Forward IM

Tue 2/7/2023 12:03 PM

A

andrew <andrew@andrewgentileantiques.com>

22-COA-0251

To ○ Fister, Bradley

i Follow up. Start by Wednesday, February 8, 2023. Due by Wednesday, February 8, 2023.
You replied to this message on 2/8/2023 12:07 PM.

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Dear Bradley,

I'm opposed to the plan that has been put forth by Louisville Collegiate School.

There is no doubt LCS application only presents a part of their long range plans to the detriment of other property owners with in the Cherokee Triangle. Everyone should be aware it makes no sense to spend one million dollars for 56 parking spots. This move is just another opportunity for them to continue reckless growth and destroy the mixed residential nature of my historic neighborhood

The LCS administration and board members should disclose the long range development plans, but that would require boldness and courage of which this group seems lacking.

A transparent and honest presentation is what's needed, for both the long term health of LCS and this historic preservation district.

Respectfully,

Andrew Gentile
2408 Glenmary Ave

Reply Reply All Forward IM

Wed 2/8/2023 7:17 PM



stpinlou@aol.com

Re: 22-COA-0251 Public Comments

To Fister, Bradley

You replied to this message on 2/9/2023 11:05 AM.

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Brad,

Thanks for getting those out. It will be very helpful. You should know that I differ with your conclusion on the status of the buildings. While they may be in disrepair (remember Collegiate has owned them since 2015, sounds like demolition by neglect to me) and they may not be high-end construction, but they do meet the definition of mid-century, multi-family, Colonial Revival Style, even if some think they are not "great examples". In your report, you listed 21 examples of 1960-1979 multi-family Colonial Revival buildings in the Cherokee Triangle. You stated "Many of these other buildings provide a far-better association to the mid-century, multi-family, Colonial revival Style in the district." Which of those are contributing and which are not, if any? I look forward to a more precise evaluation of those 20. In addition, are there any parking lots in the Triangle that are contributing factors? Thanks for your work in preserving the history of the Cherokee Triangle.

Steve Porter 502-905-9991

Wed 2/15/2023 11:50 AM



Armstrong, Cassie

Re: Contact Councilwoman Cassie Chambers Armstrong [#1677]

To mvalexander502@gmail.com; Fister, Bradley

Follow up. Start by Wednesday, February 15, 2023. Due by Wednesday, February 15, 2023.

You replied to this message on 2/15/2023 11:54 AM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Thanks for sending these comments, Mary. I am copying the case manager at Planning and Design so they can be added to the file.

From: Councilwoman Cassie Chambers Armstrong <no-reply@wufoo.com>

Sent: Monday, February 13, 2023 12:22 PM

To: Armstrong, Cassie <Cassie.Armstrong@louisvilleky.gov>; Norman, Nikka R <nikka.norman@louisvilleky.gov>

Subject: Contact Councilwoman Cassie Chambers Armstrong [#1677]

Name * Mary Alexander

Address

* 2526 Glenmary Ave
Louisville, KY 40204
United States

Phone (502) 387-7263

Number

*

Email * mvalexander502@gmail.com

Comments *

Dear Councilwoman Cassie Armstrong,

The demolition of 4 apartment buildings on Grinstead Drive (2354,2356 and 2358 Grinstead) will not enhance the Cherokee Triangle neighborhood. Collegiate School is a wonderful neighbor to have but they are a private business. We have lived on Glenmary Ave for 25 years and have watched the morning drop off and afternoon pick up go right by our house. It's a small inconvenience. I attended the ARC meeting in late January where Collegiate presented there parking lot. And they admitted it's only 50 parking spaces where 150 people drive to Collegiate to work every day not to mention the students. Then Collegiate will want to tear down more houses on Glenmary so they can drive thru the lot. Collegiate has a history of letting their property sit empty and rot till they are allowed to tear down. I suppose that has been the strategy since they purchased those apartments in 2017. Also more density helps the planet with climate change. There are 48 apartments in those 4 buildings I'm sure another investor could bring them up to code. And what about light pollution. Lights on all night with an empty car lot. Right now Grinstead is a nice green drive with Cave Hill Cemetery on one side. The buildings a nice looking and the windows could be restored. Please help our Highlands neighborhood keep affordable housing by not allowing these 4 apartment buildings to be torn down.

Sincerely Mary Alexander

Wed 2/22/2023 2:07 PM


CH

Cathy Hinko <cathyhinko@gmail.com>

Public comment in Case 22-COA-0251 before the Cherokee Triangle ARC

To  Fister, Bradley

Cc  Liu, Yu

 You replied to this message on 2/22/2023 2:33 PM.

[1941 Payne St. #1](#)
[Louisville, KY 40206](#)
22 February 2023

Cherokee Triangle Architectural Review Committee
Louisville Metro Government
Louisville, KY
Bradley.fister@Louisvilleky.gov

Re: Case File No. 22- COA-0251

Dear Chairperson Fister:

The Louisville Collegiate School has proposed to demolish Yorktown Apartments and displace residents. The Cherokee Triangle Architectural Review Committee (ARC) should deny this request. In hopes that Collegiate School management reads these comments, I urge the school to withdrawal the proposal (Planning Case File# 22-COA-0251).

What would your reaction be if the proposal said to tear down 60 trees and remake a park into a parking lot? If you are more offended by that suggestion than by tearing down affordable housing that fits in the neighborhood, then I suggest you reexamine both your personal values and the comprehensive plan, Plan 2040, which is the guiding principles and values of Louisville in addressing the built environment. Having affordable housing in a neighborhood that does not have that supply is a neighborhood enhancement and amenity, The housing is near public transit, shopping and employment making it all the more important and valuable to the neighborhood and goals of Plan 2040.

I worked diligently on Plan 2040 as a citizen, attending public meeting after public meeting, driving all around the county. So I am very familiar with the principles and content of the Plan. Plan 2040 used data, like the Housing Needs assessment and the data from the Metropolitan Housing Coalition to identify the need and benefits of integrating affordable housing throughout the county. The need for housing affordable to those with lower and/or fixed incomes is not only well documented, but a platform of the new Mayoral administration.

Wed 2/22/2023 2:07 PM


CH

Cathy Hinko <cathyhinko@gmail.com>

Public comment in Case 22-COA-0251 before the Cherokee Triangle ARC

To  Foster, Bradley

Cc  Liu, Yu

 You replied to this message on 2/22/2023 2:33 PM.

What is proposed is definitely a less desirable use and an actual diminishment of the neighborhood integrity, particularly in a historic Preservation District - a parking lot. This should not be granted.

Collegiate should not be rewarded for being a deficient landlord- taking rental monies and neglecting the property just to add to the reason to tear it down. It is like a person who murders their parents and throws themselves on the mercy of the court because they are an orphan. Cherokee Triangle ARC does not want to be an enabler of slum landlords.

Since the research on this was done excellently and presented to you, I quote from the comment made by Metropolitan Housing Coalition in this case (including the bolding of parts of Plan 2040):

"MHC recently published a Louisville Metro District 8 housing report, showing a lack of affordable housing opportunities in District 8 with 32.1 percent of renters cost-burdened or spending more than 30% of income on housing costs. The majority of District 8 has no units accepting Housing Choice Vouchers (HCV), only a small section of the district, located to the south of the Watterson Expressway. The district also suffers from an abundance of short-term rentals, which further dilutes affordable housing opportunities. District 8 is a resource rich area of Metro Louisville, with a multitude of education choices for children, nearby non-convenience grocery stores, access to public parks, and robust public transit along the main Bardstown Road corridor. However, these resources are not equally distributed to those that could benefit the most from such community assets. Demolishing affordable housing opportunities only furthers the inequities in accessing these assets.

I would also point the Cherokee Triangle ARC to visit the housing section of [Plan 2040](#), Louisville's 20-year plan for the built environment. The housing section is comprised of three sections, all of which provide insight into the decision-making for Case File# 22-COA-0251, the proposed demolition of Yorktown Apartments by the Collegiate School to build a parking lot and displace 48 households. Here are the housing section goals and objectives:

Goal 1: Expand and ensure a diverse range of housing choices.

Objectives:

- a. Flexible zoning/design regulations **encourage diverse housing options.**
- b. Neighborhoods are able to grow while **preserving their unique character.**
- c. Energy-efficient development practices and resilient design features are encouraged.
- d. **Varieties of housing types and densities** are promoted.




Cathy Hinko <cathyhinko@gmail.com>

Public comment in Case 22-COA-0251 before the Cherokee Triangle ARC

To Fister, Bradley

Cc Liu, Yu

 You replied to this message on 2/22/2023 2:33 PM.

Goal 2: Facilitate the development of connected, mixed-use neighborhoods.

Objectives:

- a. Residences are designed for users of all abilities to have **convenient and safe multi-modal access to jobs, education and services**.
- b. Environmental and health impact risks are mitigated where residential uses adjoin higher intensity uses.
- c. **Walkable and accessible neighborhoods** are promoted.
- d. Housing is **encouraged near existing and future clusters of economic activity**.
- e. Infill development and adaptive re-use are promoted.
- f. **Proximity to parks, open space and recreational opportunities**, along with access for all, is prioritized.

Goal 3: Ensure long-term affordability and livable options in all neighborhoods.

- a. Redevelopment of vacant and underused properties for residential uses is encouraged.
- b. Design elements, adaptable for all users, are promoted.
- c. Housing types are integrated into the surrounding neighborhood through complementary design.
- d. **Existing housing stock is maintained and improved.**
- e. Energy-efficient practices are encouraged to reduce housing costs."

I quote from Plan 2040 to remind you of its importance in LDC decisions:

Plan 2040 is not a regulatory document but it will inform updates to specific regulations after its passage. One of the most significant regulations that Plan 2040 will inform is the Land Development Code (LDC). The LDC sets the rules by which all development occurs. Amendments to the LDC, or its associated Zoning and Form District Maps, must be closely aligned with the goals, objectives, and policies listed within this plan.

Wed 2/22/2023 2:07 PM



Cathy Hinko <cathyhinko@gmail.com>

Public comment in Case 22-COA-0251 before the Cherokee Triangle ARC

To Fister, Bradley

Cc Liu, Yu

You replied to this message on 2/22/2023 2:33 PM.

- a. Redevelopment of vacant and underused properties for residential uses is encouraged.
- b. Design elements, adaptable for all users, are promoted.
- c. Housing types are integrated into the surrounding neighborhood through complementary design.
- d. Existing housing stock is maintained and improved.**
- e. Energy-efficient practices are encouraged to reduce housing costs."

I quote from Plan 2040 to remind you of its importance in LDC decisions:

Plan 2040 is not a regulatory document but it will inform updates to specific regulations after its passage. One of the most significant regulations that Plan 2040 will inform is the Land Development Code (LDC). The LDC sets the rules by which all development occurs. Amendments to the LDC, or its associated Zoning and Form District Maps, must be closely aligned with the goals, objectives, and policies listed within this plan.

Do not approve this application. It violates Plan 2040 and will set a bad precedent. Keep the housing and/or require a use equivalently beneficial to the neighborhood: one that specifically focuses on attracting lower income households, with a use NOT primarily for Collegiate, keeps the character of residential amenities, and is woven into the fabric of an historic neighborhood- one whose history, I remind you, has included deed restrictions that are now illegal but has served the purpose of a history of intolerance. Seems to me, keeping the housing affordable and in good condition is meets all those criteria.

Sincerely,

Cathy Hinko

Cc: Emily Liu, Planning and Design

DS

Tue 2/28/2023 11:16 AM

Dwight Salisbury <dwightsalsbury@gmail.com>

Subject Property 2354, 2356, 2358 Grinstead Dr. and 2421, 2423 Glenmary Ave -- Case #22-COA-0251

To  Fister, Bradley Follow up. Start by Tuesday, February 28, 2023. Due by Tuesday, February 28, 2023.

You replied to this message on 2/28/2023 11:28 AM.

address and know the content is safe.

Mr. Fister --

I am writing in support of the proposed project to demolish the Yorktowne Apartment Buildings and construct a parking area for the Louisville Collegiate school. Over the years, the buildings have fallen into a state of disrepair to the point that they are not in keeping with the surrounding Cherokee Triangle Community. While I understand comments in the media relating to the disrepair being caused by a lack of repairs by the building's owners, I would point out that a lot of the visual decline of the entire facility is caused by the residents themselves. As someone who has rented apartments at various times in the past, I understand the duty of the tenant to keep your apartment clean and maintained. Several of the units facing Grinstead Drive have debris and garbage on their porches, torn screens and blinds and other miscellaneous deficiencies.

Another important aspect of this project that is largely being ignored is the relief to the other Cherokee Triangle residents who live in the area and especially on or near Glenmary Ave. Traffic and parking near Collegiate is constantly congested for most of the year. As I understand it, the proposed parking lot would increase staff parking and reduce parking on Glenmary and surrounding streets. Given the landscaping and other improvements recently completed at Collegiate during their last expansion, I would assume this new parking lot would be similarly well designed in keeping with the Cherokee Triangle neighborhood and guidelines.

While I understand and support comments in the media about the need for affordable housing in Louisville, I think in this case the merits of this project have been drowned out by said comments. Unfortunately for Collegiate, the "story" has become a David and Goliath battle. It is the school full of rich kids trying to kick out the poor folks so they can have a place to "park their BMWs". I know that the committee is aware of the scope of the project and don't think it is necessary to point out the inaccuracies of those statements. My hope is that the committee will recognize its role to support the architectural guidelines of Cherokee Triangle and do what is best for Cherokee Triangle. The committee should approve Collegiate's request and allow them to move forward with the project.

Dwight Salisbury
1222 Everett Ave.

 Reply  Reply All  Forward  IM


Fri 3/3/2023 6:21 PM

DS

Deirdre Seim <theseimfamily@gmail.com>

Re: Agenda for the Cherokee Triangle Architectural Review Committee Meeting 3-8

To  Fister, Bradley

 You replied to this message on 3/3/2023 6:42 PM.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello,

I did not see this statement from the Coalition for the Homeless in the file:
[Don't pave affordable housing and put up a parking lot! – Coalition for the Homeless \(louhomeless.org\)](#)

Can you add it please.

Deirdre Seim

EB

Tue 3/7/2023 10:35 AM

Evan Bradley <evan.mitchell.bradley@gmail.com>

Written comments for case 22-COA-0251

To  Fister, Bradley Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.

You replied to this message on 3/7/2023 11:28 AM.

[If there are problems with how this message is displayed, click here to view it in a web browser.](#)

I am submitting the following comment for the hearing on March 8th, 2023; I also intend to speak in person at the hearing.

"I grew up until 3rd grade in Louisville, and my parents moved me out to Meade County. I stayed there until I was 21 or 22 and I moved here to be someplace where I could walk. There wasn't any money for me growing up to have a car or to learn how to drive. As an adult I had to get to work and it's hard to save enough money. It's very difficult as an adult to get your foot in the door driving if you get a late start. It's very hard in Meade County to get a job and hold a job if you don't have a car. Moving to the Highlands was very important for my stability, not having to count on other people to get to work. Being in the Highlands put that into my own hands instead of having to count on other people. I went through 3 other jobs not because I couldn't get to work but because I couldn't depend on other people to show up every day and there was no public transportation.

My dad had already moved up here and helped me find a place on Edgeland.

My father really recommended the Highlands to me. It was a good walkable neighborhood, there were a lot of businesses and job opportunities, and at the time it would be a really easy neighborhood to move into as a single guy living on his own. I stayed there for about 4 years, working restaurant jobs in the neighborhood. My apt got bought out in Jan of 22 and they told us we had to be out in Feb. That's how I ended up in Yorktown. I signed an 18-month lease. Because they shut the last place down on such short notice, having a year and a half lease was a pretty good deal. I felt pretty good and pretty stable knowing that it wouldn't go away. They announced they would shut the place down less than half way through the lease. That's what they do. They kept up with pest control for the first month or 2 I was here, and I never saw them again all summer. They really abandoned this place. The state and condition of this place is the way collegiate has allowed it to become. They padded that out to get more income and extracted as much as they could before they shut the place down.

EB

Tue 3/7/2023 10:35 AM

Evan Bradley <evan.mitchell.bradley@gmail.com>

Written comments for case 22-COA-0251

To  Fister, Bradley Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.

You replied to this message on 3/7/2023 11:28 AM.

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...more income and extracted as much as they could before they shut the place down.

Most of my coworkers live outside of the neighborhood. My buddy Jeffery lives downtown and has quite the bus commute. Its pretty hit or miss if its actually going to get him to work on time. I like the job I have. It pays 15 dollars an hour, theyre very good about if you need a day off they're understanding. The hours are steady. Its safe. Before i went in to restaurant work, i worked in factories and warehouses. The longest job I had I worked on a big electroplating machine. There were fires on the line, splashes from the acid bath, electrical hazards, welding without an arc shield. My brother worked there as a maintenance technician and apparently they just have a mortality rate that they accept. Restaurant work is safe work, I never have to worry about putting my back out doing it.

The other reason I chose restaurant work was I taking college classes online. I would regularly work 56 hours weeks at the factory and wouldn't have the time for anything else. I'm not doing it because I can't do anything else. It was the best move for me.

Leaving the highlands would make it harder to get to work reliably, and its my understanding that other parts of the city don't have nearly the kind of access to good jobs and groceries stores. We're not a food desert here. Here we have one of the better set ups for actually getting on to the bus system and the different routes. It would definitely be stressful to not know I would be safe if business slowed down or that job doesn't work out. I was laid off during COVID and when you don't have hours and you're fighting the unemployment system, you're not sure if you'll even get unemployment or if you'll be right back to work before you can even get a dime. Having so many businesses and places you can work, its like a safety net.

I noticed in some of the latest coverage that Collegiate is saying we don't have a set move out date. I have a signed letter saying it's in 2 months. They've emailed and called asking me how the apartment search is going. Nobody told me there wasn't a set move out date.

I'm not here to debate what is and is not your purview. The fair thing to do, the right thing to do, is refuse to grant this permit until Collegiate agrees to meet with us and the Tenants Union collectively. They've stonewalled us for months now, tried to bully us into leaving, and have refused to acknowledge that we know we have more power together as neighbors than as individuals. Please, do not grant this permit until Louisville Collegiate lets us and our comrades get a seat at the table"

Tue 3/7/2023 10:48 AM



Debra harlan <debraandted@gmail.com>

Re: Campus Master Plan: Yorktown Apartments Update

To Rob Macrae

Cc Fister, Bradley

Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.

You replied to this message on 3/7/2023 11:54 AM.

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[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Collegiate has shown no grace in this quagmire with no solutions other than pavement and a few trees and a fence thrown in for decor of de car. You've left scores of tenants in limbo for months and years and then you keep messing with their lives some more. What's next, shipping containers?

Do you tell students to simply not look over the back fence while destroying with purpose missing middle housing that is part of what's left after LCS destroyed the original historic fabric and even later got their circular drive and Ray Ave access. Why not "build a wall" instead??

What if.....Chenoweth Elementary needs some more asphalt and goes hunting for a few MockMansions to pave over?

I may be old school at the old school but I've also heard some pretty negative comments from the current crop of parents. This is not green, eco-logical, or humane.

We filled Collegiate's old vacant soccer field with, gasp, raised housing over parking. Because yes, you already tried this. If the answer was no to paving a soccer field, why should it be allowed when actual buildings are at stake?

"No" is a very legitimate response to removal of mid century housing, a continuous street wall of missing middle housing we have come to value as part of our joint neighborhood plan. Districts and neighborhoods are by nature fine grained. I've restored numerous such buildings such as this humble cottage in Old

DH

Tue 3/7/2023 10:48 AM

Debra harlan <debraandted@gmail.com>

Re: Campus Master Plan: Yorktown Apartments Update

To [Rob Macrae](#)Cc [Fister, Bradley](#)**i** Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.

You replied to this message on 3/7/2023 11:54 AM.

If there are problems with how this message is displayed, [click here to view it in a web browser](#).[Click here to download pictures](#). To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Louisville.

It sets directly behind the Conrad Caldwell mansion. Cherry picking the low hanging fruit for parking that will also gum up Grinstead even more is not acceptable.

Especially when the replacement is a lightly decorated heat island, in the classic urban renewal mode.

How has the similar age and many times repurposed Gilda's building down the street survived LCS and thrived?

I leave you with my favorite response-as it was in 1970 and shall ever be.

"And in the end, the love you take is equal to the love you make".

DH

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Re: Campus Master Plan: Yorktown Apartments Update

To [Rob Macrae](#)

Cc [Fister, Bradley](#)

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End page, Transcript. 1970. Prophetic, no?

Debra Richards Harlan

1734 Chichester Ave

40205

Sent from my iPhone


SS

Tue 3/7/2023 10:49 AM

Stephen Seim <seimstephen@gmail.com>

Comment on COA - 22 - 0251

To  Fister, Bradley

 Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.
You replied to this message on 3/7/2023 11:23 AM.

Mr. Fister,

Please add my comment to the file for 22-COA-0251. Thank you

In the Staff's memorandum of January 18, 2023 for 22-COA-0251, they essentially prove that the buildings in question are contributing structures that must be protected under the preservation statute.

On page seven of the memorandum, the staff concedes that "The Yorktown Apartments are representative of mid century, multi-family, Colonial Revival Style buildings in Cherokee Triangle". They continue on, trying to argue that because they are not the sole example or best example of this type of property in the Cherokee Triangle they do not merit protection as a contributing structure.

This argument is fundamentally flawed. There is nothing in the preservation rules saying that only the best examples of a given architectural style qualify for protection. However, using the Staff's logic, this would mean since my late 19th century Cherokee Road Italianate home is a "better example" than the one across the street from me, or than dozens of others in the neighborhood, then they can be torn down as they can be deemed non-contributing per the January 18 memo's reasoning.




Tue 3/7/2023 10:49 AM

Stephen Seim <seimstephen@gmail.com>

Comment on COA - 22 - 0251

To  Fister, Bradley

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The Staff's logic means that only the best examples of a given type of structure qualify for protection and the hundreds of follow up examples would not qualify and can be torn down moving forward. Since I think there is no possibility that people believe that this is the case with all of the follow up examples of the different single-family architecture types in the neighborhood, the staff memorandum has in fact proven the case that the Yorktown apartments are contributing, and therefore are to be protected under the preservation ordinance.

Stephen Seim

922 Cherokee Road


Tue 3/7/2023 11:39 AM

LT

Louisville Tenants Union <loutenantsunion@gmail.com>

Re: Agenda for the Cherokee Triangle Architectural Review Committee Meeting 3-8

To  Fister, Bradley

 Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.
You replied to this message on 3/7/2023 11:57 AM.

Hi Bradley,

We're sending this without Tenant Union leader Pat McCarthy who is having technical difficulties with his power still being out. Pat wants this statement submitted to the public record and would like to speak at the meeting as well.

I moved into the Yorktown on May 1st 2021. The location was the main reason and the price was affordable. One thing, anything you want is within walking distance if I had to walk. My mom lives about 2 miles from here in the Nazareth Home. I usually try to go over and visit with her a few times a week. If she needs anything from the grocery, I take care of it for her. I take her to her doctors appointments. I moved here from Valley station. I worked about a half mile from where I used to live. But my mom had to have a couple of procedures and it made sense to be closer to her.

Shes had so many issues over the past 15 years, shes had breast cancer, a stroke, 2 aneurysm surgeries, she had a stent put in and then 6 weeks later she had another put in. Knock on wood she gets along great, it just seems like she cant catch a break.

Its meant the world to her that i can be so close. She does have friends that can help her out from time to time but obviously shed rather have one of her 2 sons that live close help her out.

About 6 months ago, the motor went out on my truck. I haven't had a vehicle until a few weeks ago. The idea of being here and being able to walk to valu market and walk to speedway has meant everything. Without transportation, having to go to the grocery store and carry stuff home you can sit here and wait for a TARC to come by or I have used UBER quite a bit but thats for longer distance stuff. With tip, UBER is about 20 bucks a ride one way.

About January or February of 22, i noticed the maintenance going down hill. They did one of the stupidest thing that makes me believe all trade didnt know anything about this. In october Alltrade said a maintenance guy was going to change the air filter on our units. It was the first time id see an air filter put in since l've been here. As far as general upkeep there hasn't been anyone to clean up the hallway. Theres only one lightbulb inthe hallway that works when it works. On one of the dryers in the laundry room, i stayed over there because i had sev loads running. The tumbelr stopped turning, and I went over to look at it and the heating element stayed on so I unplugged it. Very very good chance that the laundry room would have caught on fire. Very, very good chance.

Tue 3/7/2023 11:39 AM

LT
Louisville Tenants Union <loutenantsunion@gmail.com>

Re: Agenda for the Cherokee Triangle Architectural Review Committee Meeting 3-8

To ○ Fister, Bradley

i Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.
You replied to this message on 3/7/2023 11:57 AM.

After I got the demolition notice in October I went online and looked Collegiate up and looked up the Yorktown and realized they'd own the place since 2015. They'd bought another piece property around here too that was a local hamburger joint and they might use it for an office. When they bought Yorktown, they had intentions to turn it into a parking lot. It's taken them some time to get their ducks in a row, to do it the right way while causing as little stink as possible. With the maintenance issues, when someone lives somewhere and can't get something fixed they'll find someplace else to live. I think that's on purpose. They've stopped making apts ready to lease, they stopped leasing, I've only used the washers and dryers down there twice and every time I go down there it's a wreck. No body takes care of it, nobody cleans it. There was one of those push brooms when I went down there and moved stuff from the center of the floor to the side instead of walking through it I just moved it out of the way. They let me renew my lease in June but in that same month I had a friend try to move in. He couldn't get a hold of anyone so finally I called and they said stopped taking new leases in March.

I know the property owner and the property manager are responsible for the security of the building. When I moved in here, Trish W. Alltrade gave me the key to the laundry room and she said it also opens the door to the entrance of the building. There's never been a lock on that door or any of the exterior doors to the building. What they call a storage space, it's 1 x 2 slabs or wood with a gap between each one and it's just wood. I never wanted one of them because there's no way it's secure. You could literally take your hand and pull one of those boards to get access to the storage unit.

I'm retired and on a fixed income now. If I want to stay around here I can't find anything for less than 1100/1200 dollars in a rental. I'm very discouraged that it looks like I won't be able to stick around this neighborhood to get something I can afford. It's gonna change the distance between me and my mom. Trying to find a location that's close to a grocery store or the family dollar, my primary care physician, the spine center I go to for my back is off Gray Street on Preston. It's gonna be a whole lot less convenient and a little bit more stressful. I've been on depression and anxiety medication for about 4 years now. On a typical day, my anxiety would be a 0 or a 2, unless I'm driving and someone pulls out in front of me. Worrying about this and every day I get up and go on line hoping to find something I can afford and mentally it drains me quite a bit.

I'm not here to debate what is and is not your purview. The fair thing to do, the right thing to do, is refuse to grant this permit until Collegiate agrees to meet with us and the Tenants Union collectively. They've stonewalled us for months now, tried to bully us into leaving, and have refused to acknowledge that we know we have more power together as neighbors than as individuals. Please, do not grant this permit until Louisville Collegiate lets us and our comrades get a seat at the table.



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Tue 3/7/2023 11:42 AM

Catherine McGeeny <cmcgeeny@louhomeless.org>

Comment for Cherokee Triangle Architectural Review Committee - 22-COA-0251

To Fister, Bradley

Cc Natalie Harris; George Eklund; Brandi Scott; Brian U'Sellis

Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.

You replied to this message on 3/7/2023 12:00 PM.

The Coalition for the Homeless is submitting the below comment for tomorrow's ARC meeting regarding Collegiate's proposal, 22-COA-0251.

How do I sign up to read this at the meeting?

Thanks!

Catherine

As the Coalition for the Homeless released in our public statement on November 29, we believe that housing is a human right.

Here in Louisville—and in other places across the country—homelessness is caused by a lack of housing.

We strongly believe that cities and their citizens have a moral responsibility to do what we can to prevent and end homelessness—even when it is not the most convenient choice.

A 2019 study showed that our city was short about 31,000 units of affordable housing for the poorest Louisvillians: for a family of three, that's an income of about \$23,000 or less a year. Affordable rent for these families would be \$575 a month. But because there is such a shortage of units, they either end up doubled up on family members' couches or floors, sleeping in their cars, or paying nearly all of their monthly income on rent they cannot afford, leaving very little for food, transportation, medication, and other basic needs—which often leads to landlords evicting tenants when the money runs out. The tenants impacted are disproportionately Black.

What we need in Louisville is not only to create more affordable housing—a lot of it—but also to maintain the existing affordable and low-cost units that we have. Doing so prevents homelessness. To destroy affordable housing is to perpetuate homelessness.

Over the past few months since we learned about these plans, we voiced our concerns to the public, our elected officials, and to Collegiate. We worked with our partner agencies who have helped tenants move into these units to make sure they and their case managers knew what was going on. Staff members knocked on tenants' doors to listen to their concerns, such as a need for more financial assistance, a desire to stay in the neighborhood, and difficulty passing credit checks. We communicated these struggles to staff at Collegiate, and did what we could to reduce those obstacles with a goal of preventing a recurrence of homelessness for these tenants.




Tue 3/7/2023 11:42 AM

Catherine McGeeney <cmcgeeney@louhomeless.org>

Comment for Cherokee Triangle Architectural Review Committee - 22-COA-0251

To  Fister, Bradley

Cc  Natalie Harris;  George Eklund;  Brandi Scott;  Brian U'Sellis

 Follow up. Start by Tuesday, March 7, 2023. Due by Tuesday, March 7, 2023.
You replied to this message on 3/7/2023 12:00 PM.

But unfortunately, the destruction of low-cost housing isn't just about the displacement of the current tenants—it's also about the removal of units that are desperately needed in our community and specifically in the Highlands every single year. Our city is facing a housing and homelessness crisis. It is an acute crisis, and the actions that we take and decisions we make have an impact on how bad it gets or whether it improves.

And the destruction of Yorktown Apartments is not an isolated instance, unfortunately. The dominance of large out-of-state corporate landlords, the proliferation of Airbnbs in formerly affordable neighborhoods, the destruction of Lawton Court, and the conversion of homes into storefronts on Goss Ave all negatively impact the landscape of affordable housing in our city.

Ultimately, we understand that this is an architectural review committee, making decisions stemming from the National Historic Preservation Act of 1966. So why do I sit in front of you voicing these concerns? It's because there is no other place for me to publicly do so. And it begs the question: why is it that we have review boards to preserve special buildings but nothing to protect Louisvillians in low-cost units from the destruction of their units? We need to critically examine all development and zoning changes and their impact on the availability of affordable housing. We should look at instituting displacement reviews, as outlined by the proposed Historic Black Neighborhood ordinance; demolition surcharges for tearing down usable low-cost housing units; and an affordable housing review commission for developments such as this one.

The Coalition still stands against the destruction of Yorktown Apartments. We hope that none of the tenants of Yorktown enter or re-enter homelessness, and we will continue to do what we can to prevent that. But moving forward, we also hope that as a community we can agree to find ways of protecting tenants and preserving low-cost housing in a city where the need for it is so great. Thank you.

Catherine McGeeney

(Pronouns: she/her/hers)

Director of Communications

Coalition for the Homeless