

**Planning Commission
CHANGE IN ZONING FROM EZ1, C1 & R6 TO PD**

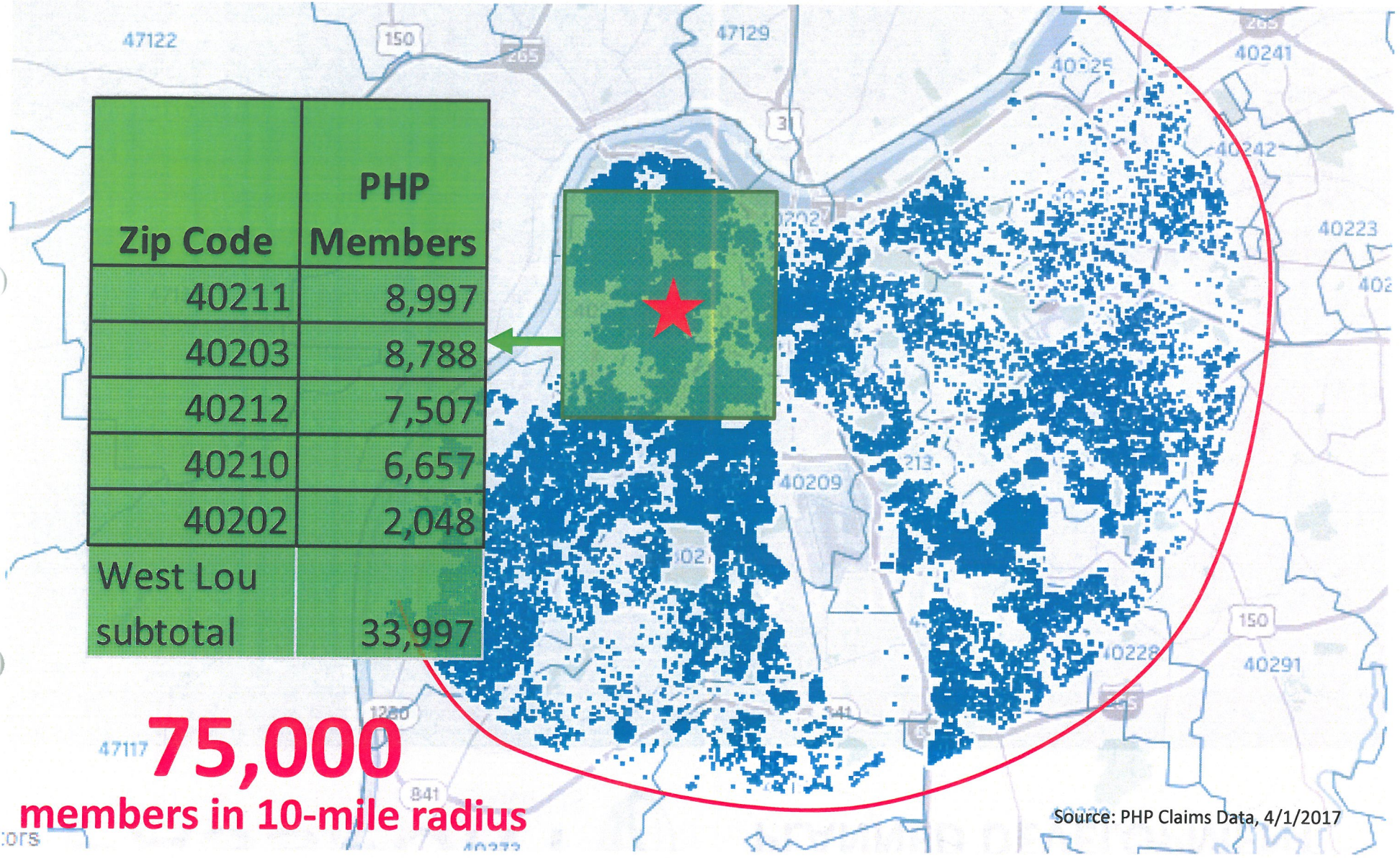
**1800 W. Broadway
Case # 17ZONE1073
August 16, 2018**

REPRESENTATIVES

**Mark Carter, CEO
Passport Health Plan**

**Jon Baker
Wyatt Tarrant & Combs**

**Kelli Jones, RLA
Sabak, Wilson & Lingo, Inc.**



75,000
members in 10-mile radius

Source: PHP Claims Data, 4/1/2017

PASSPORT MEMBERS



40%
SOCIAL &
ECONOMIC
FACTORS

30%
HEALTH
BEHAVIORS



10%
PHYSICAL
ENVIRONMENT

20%
CLINICAL
CARE

Source: Greater Louisville Project, 2013 Special Report on Health

SOCIAL DETERMINANTS OF HEALTH

PASSPORT
HEALTH AND WELL-BEING CAMPUS



“To create a health and well-being campus in the heart of west Louisville, bringing resources together to meet basic human needs and to help all our members - and the community - to thrive.”

VISION

PASSPORT
HEALTH AND WELL-BEING CAMPUS 

Improve the health and well-being of members in support of Kentucky HEALTH goals to transform Medicaid.

Create a world class headquarters that fosters innovation and collaboration while attracting and retaining top talent.

Create a world class campus with a cohesive design that becomes an economic engine for West Louisville.

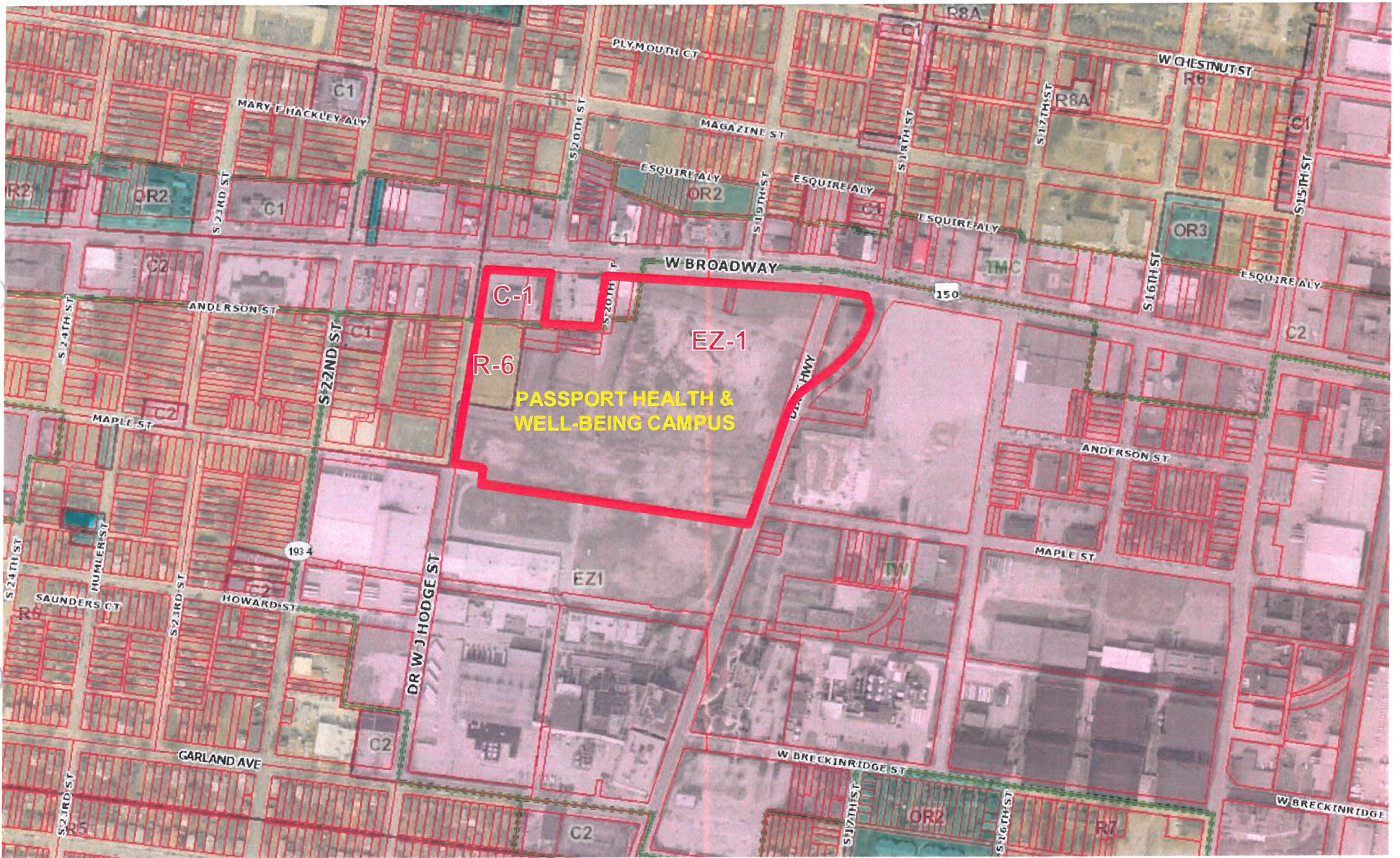
- Build a highly accessible campus that serves as a physical and digital hub, supporting members holistically and effectively addressing their health-related social needs, as measured by reduced per-member-per-month (PMPM) expenses.
 - Foster collaboration with organizations that share the Passport mission, sparking innovation to help members thrive.
 - Develop facilities and services that attract members to the site and enable person-centered interactions that strengthen families and drive improved health outcomes.
- Create space that allows flexibility to meet the needs of an ever-evolving workforce and health insurance market.
 - Support a culture of collaboration between Passport and Evolent that braids the organizations together to achieve the aims of the Medicaid Center of Excellence.
 - Incorporate design features and amenities that motivate and attract the best and brightest employees.
- Incorporate art/culture and history of Kentucky into the design of internal and external campus structures to reflect and illuminate Passport's mission.
 - Collaborate with businesses and government in master planning and economic development initiatives that achieve the aspirations expressed by residents.

GOALS & GUIDING PRINCIPLES



PHASE I - HEADQUARTERS

PASSPORT
HEALTH AND WELL-BEING CAMPUS



ZONING MAP



FORM DISTRICT MAP

PASSPORT
HEALTH AND WELL-BEING CAMPUS



SITE AERIAL



SITE AERIAL

GENERAL NOTES

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROJECT IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FDMA MAP PHTD000E, DECEMBER 5, 2009).
- SANITARY SEWERS ARE AVAILABLE AT CONNECTION. SANITARY SEWER PATTERNS SPECIFIED FOR CONNECTION. BUREAU OF PUBLIC UTILITIES (BPU) SHALL BE CONTACTED FOR SANITARY SEWER MAINS. PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST U.S. AND LOCAL CODES. SANITARY SEWER FACILITIES SHALL CONFORM TO ALL APPLICABLE REGULATORY REQUIREMENTS.
- SEWERAGE CONSTRUCTION FOR DETENTION, PLUMBING AND CONNECTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST U.S. AND LOCAL CODES. SEWERAGE FACILITIES SHALL CONFORM TO ALL REGULATORY REQUIREMENTS.
- ALL CONSTRUCTION AND SALES SHALL BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELL-BEING IN ACCORDANCE WITH CHAPTER 113 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- WEEDING CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 94 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM NEIGHBORING ROADS AND HIGHWAYS.
- CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST U.S. AND LOCAL CODES AND REGULATORY REQUIREMENTS. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST U.S. AND LOCAL CODES AND REGULATORY REQUIREMENTS. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST U.S. AND LOCAL CODES AND REGULATORY REQUIREMENTS. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST U.S. AND LOCAL CODES AND REGULATORY REQUIREMENTS.

DETENTION CALCULATION

PHASE 1 = 25,27 CFS
PHASE 2 = 12,38 CFS
TOTAL 100 (OUPFLOW) = 24,82 CFS

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL UTILITIES.

PARKING CALCULATIONS

- REQUIRED LINES
- OFFICE CATEGORIES
- MAIL PARKING REQUIRED (OFFICE @ 1/2000 = 39) (OFFICE @ 1/2000 = 39) (OFFICE @ 1/2000 = 39)
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TREE CANOPY REQUIREMENTS

- EXISTING TREE CANOPY TO REMAIN
- PROPOSED NEW TREE CANOPY
- TOTAL TREE CANOPY PER ACRE

DIMENSIONAL STANDARDS

- MIN. LOT WIDTH
- MIN. FRONT/STREET SIDE YARD
- MIN. SIDE YARD
- MIN. REAR YARD
- MIN. BUILDING HEIGHT

SITE DATA

FORMER DISTRICT: HEALTH & WELLNESS CAMPUS
PROPOSED ZONE: PHASE 1
TOTAL AREA: 144,700 SF
PROPOSED BUILDING FOOTPRINT: 20,000 SF
TOTAL BUILDING FOOTPRINT: 40,000 SF
TOTAL OFFICE SEATING: 100 SEATS

ADDITIONAL REQUESTS

- NUMBER OF LOC. #S TO SUBMIT THE PROPOSAL
- NUMBER OF LOC. #S TO ALLOW BUILDING 1 TO BE SET BACK 10' FROM EXISTING ONE-HOURLY AND ONE-TWO-HOURLY STREETS.

SABAK, WILSON & LINGO, INC.
ARCHITECTS & PLANNERS
1100 SOUTH BROADWAY, SUITE 1000, LOUISVILLE, KY 40203
TEL: 502-259-1234 FAX: 502-259-1235
WWW.SABAKWILSONLINGO.COM

EPSC NOTES

- APPROVED EMISSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE SUBMITTED PRIOR TO ANY LANDSCAPING OR CONSTRUCTION ACTIVITY ON THE CONSTRUCTION SITE.
- APPROVED EPSC PLAN MUST BE MONITORED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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EPSC PHASING

- INSTALL SILT FENCE & CONSTRUCTION ENTRANCE
- INSTALL TEMPORARY SEDIMENT BASIN
- BEFORE GRADING AND STORM SEWER CONSTRUCTION
- INSTALL SILT PROTECTION
- REMOVE SILT FENCE AND SILT PROTECTION ONCE VEGETATION IS ESTABLISHED

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LEGEND

- PROP. STORM SEWER
- EXISTING TREE LINE
- EX. SANITARY SEWER
- EX. MAJOR CONTOUR
- DRAINAGE FLOW ARROWS
- EX. MINOR CONTOUR
- FUTURE DEVELOPMENT AREA
- EX. ZONING BOUNDARY
- PHASE 1 AREA
- EX. FIRM DISTRICT BOUNDARY

TYPICAL PARKING SPACES

RECEIVED
AUG 28 2011

NOTICE
PERMITS WILL BE ISSUED
ONCE ALL CONFORMANCE
WITH THE DISTRICT
DEVELOPMENT PLAN

PRELIMINARY APPROVAL DEVELOPMENT PLAN
DATE: 8-17-11
BY: *[Signature]*

PHASE I DEVELOPMENT PLAN

PASSPORT HEALTH AND WELL-BEING CAMPUS




3 neighborhood meetings + many other public events.



COMMUNITY OUTREACH

CHARRETTE BOARDS


PARK (Preserve, Add, Remove, Keep Out)		PASSPORT 	
Preserve	Add	Remove	Keep Out


What do you want to see (and not see) on the campus?


Active Living	PASSPORT 
<small>How can campus and healthy activity be incorporated?</small>	


Sustainability	PASSPORT 
<small>Share your ideas about making this campus earth-friendly.</small>	

Food	PASSPORT 
<small>How can we bring fresh, wholesome food into this neighborhood?</small>	

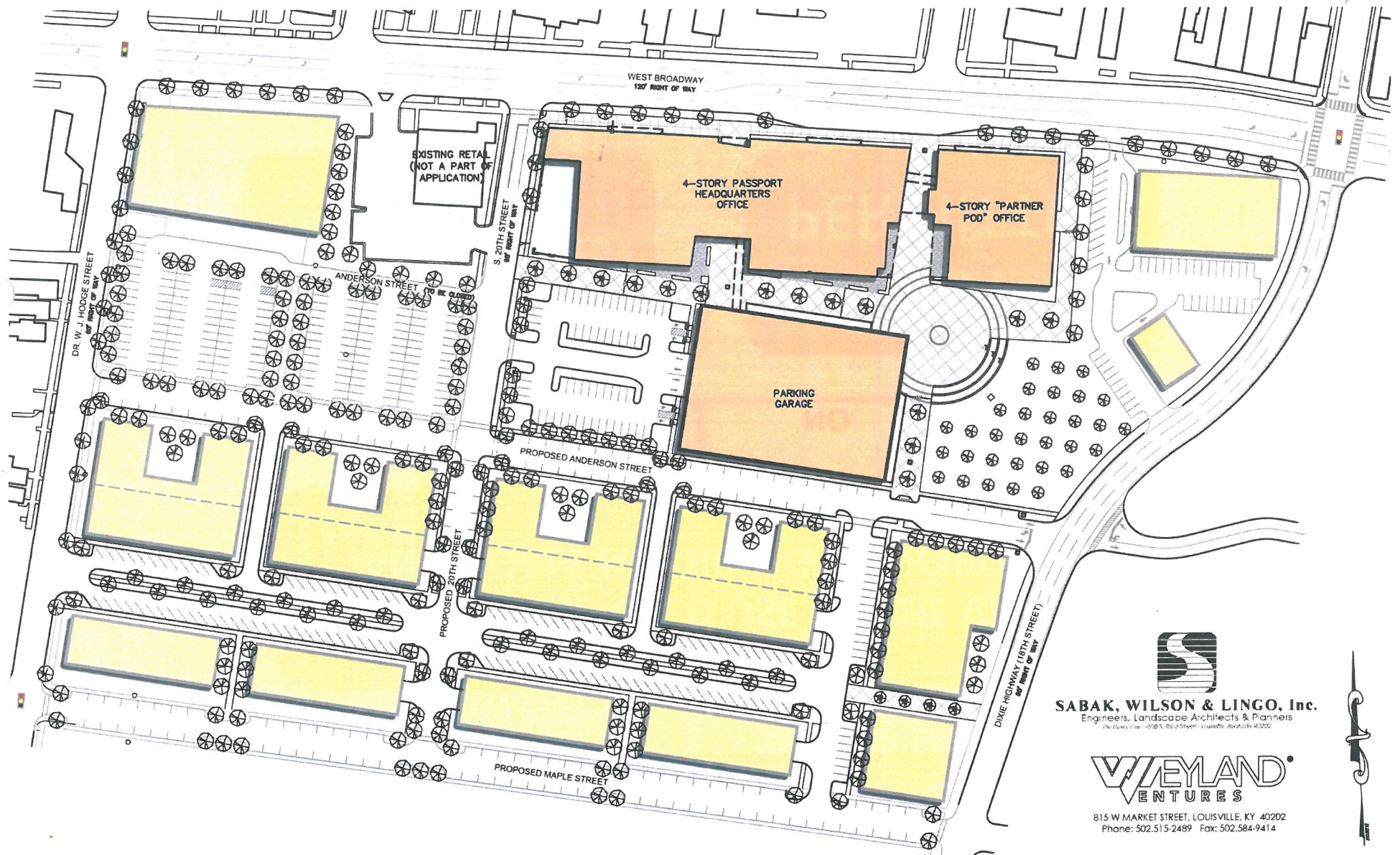
Connectivity	PASSPORT 
<small>How should the campus connect with the neighborhood and beyond?</small>	

Identity & Design	PASSPORT 
<small>What do you want to appear on our site?</small>	

Services	PASSPORT 
<small>What is missing from the neighborhood today that could be provided here?</small>	

Health	PASSPORT 
<small>What should be offered to promote optimal health and well-being?</small>	





SABAK, WILSON & LINGO, Inc.
 Engineers, Landscape Architects & Planners
The Boney Case • 4028 S. Dixie Street • Louisville, KY 40223

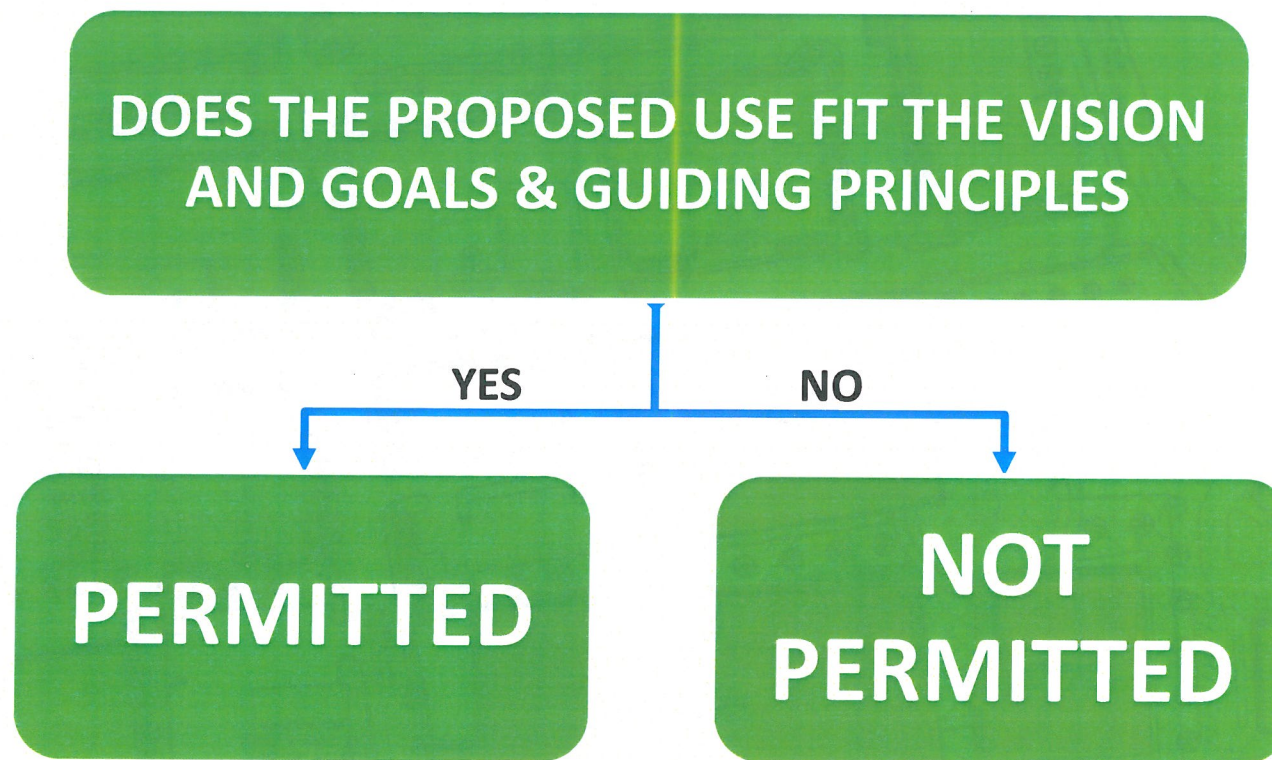


815 W MARKET STREET, LOUISVILLE, KY 40202
 Phone: 502.515.2489 Fax: 502.584.9414

PASSPORT 
 HEALTH AND WELL-BEING CAMPUS

CAMPUS MASTERPLAN

Commercial, Office, Medical Facilities, Light Manufacturing/Technology, Residential



LAND USE

PASSPORT
HEALTH AND WELL-BEING CAMPUS 



CONCEPTUAL CAMPUS SKETCH

PASSPORT 
HEALTH AND WELL-BEING CAMPUS



CONCEPTUAL CAMPUS SKETCH

PASSPORT 
HEALTH AND WELL-BEING CAMPUS

REQUIRED PARKING REDUCTIONS

- RESIDENTIAL – 75% REDUCTION
- NON-RESIDENTIAL – 50% REDUCTION

SHARED PARKING

- ALL USES MAY TAKE ADVANTAGE OF SHARED PARKING OPPORTUNITIES
- PARKING STUDY MUST BE APPROVED BY THE DESIGN COMMITTEE

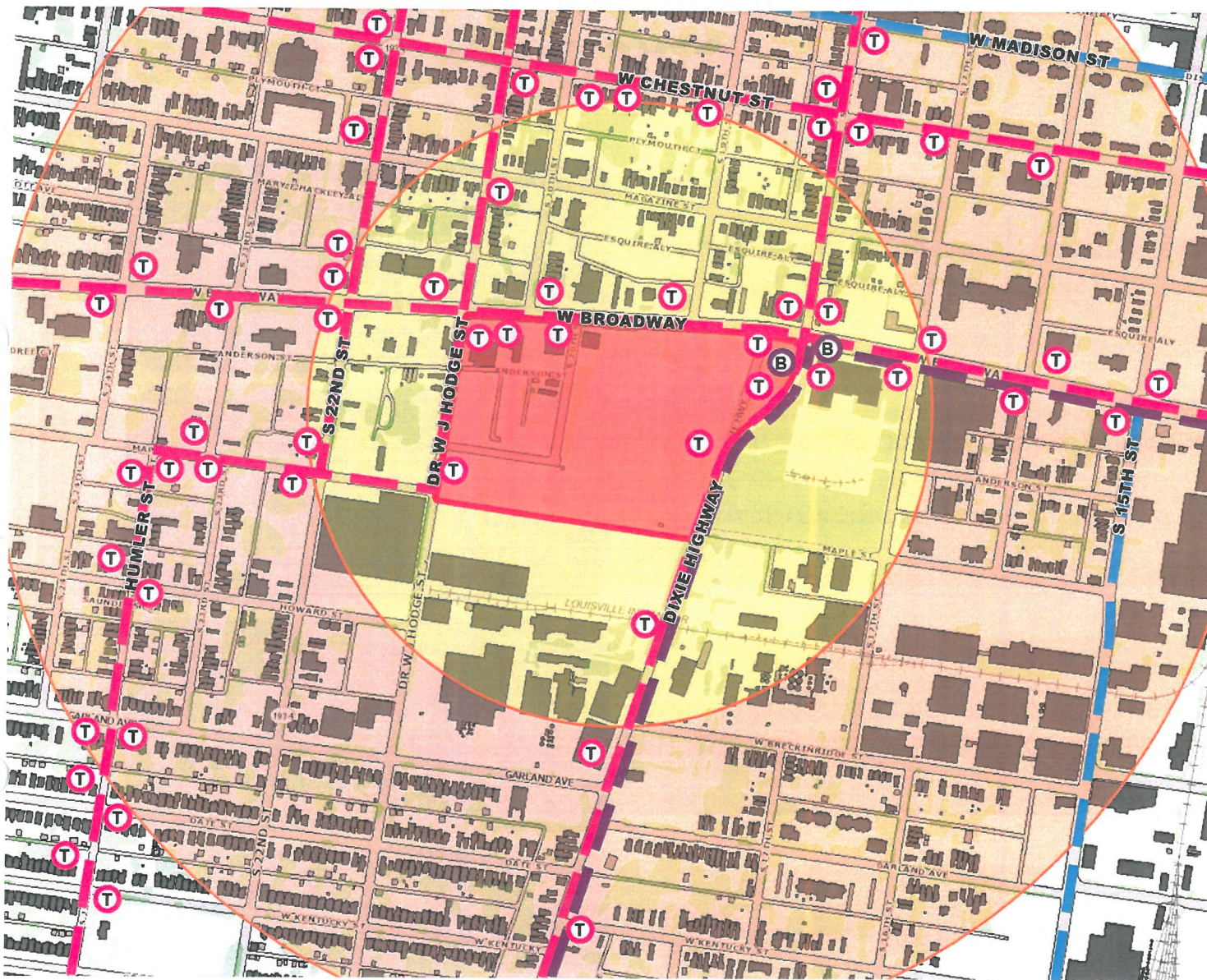
ALTERNATIVE TRANSPORTATION

- BIKE PARKING
- RIDE SHARE LOADING ZONES
- BIKE & CAR SHARE PROGRAMS
- INCENTIVIZING USE OF PUBLIC TRANSPORTATION

PARKING STRUCTURES

- SUCH AS PARKING DECKS, PLATFORMS AND GARAGES
- CONSIDER USING UPPER FLOOR FOR OPEN SPACE

PARKING STRATEGIES



- Legend**
- TARC Line
 - TARC Stop
 - BRT Line
 - BRT Stop
 - Bike Lane
 - 5 Min. Walk
 - 10 Min. Walk

MOBILITY

LOT
DEVELOPMENT
STANDARDS

SIGNAGE
STANDARDS

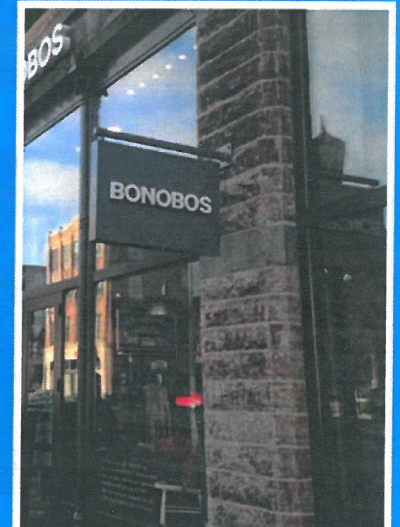
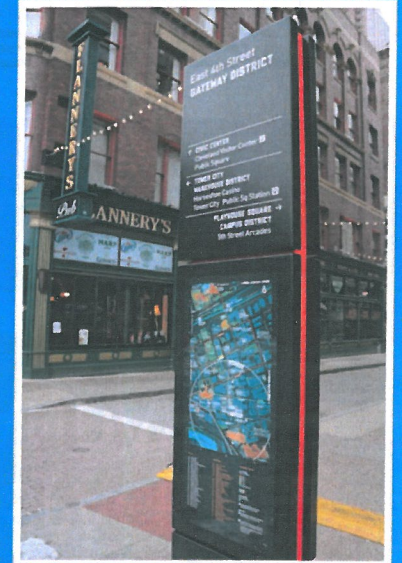
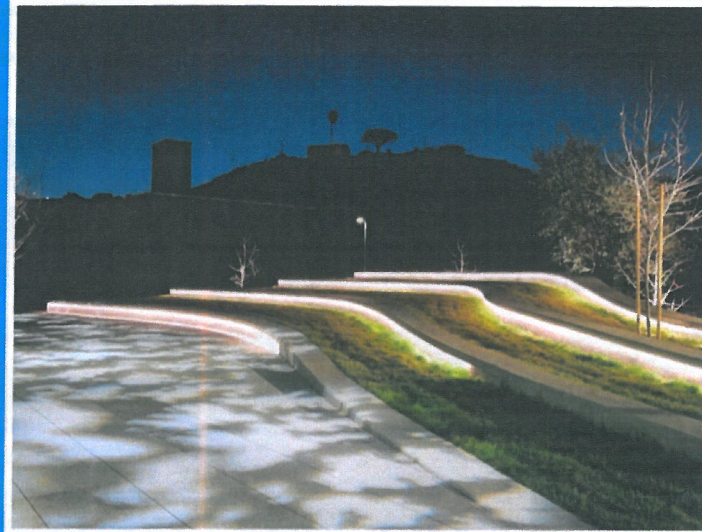
LANDSCAPE &
BUFFER
STANDARDS

LIGHTING
STANDARDS

ARCHITECTURAL
STANDARDS

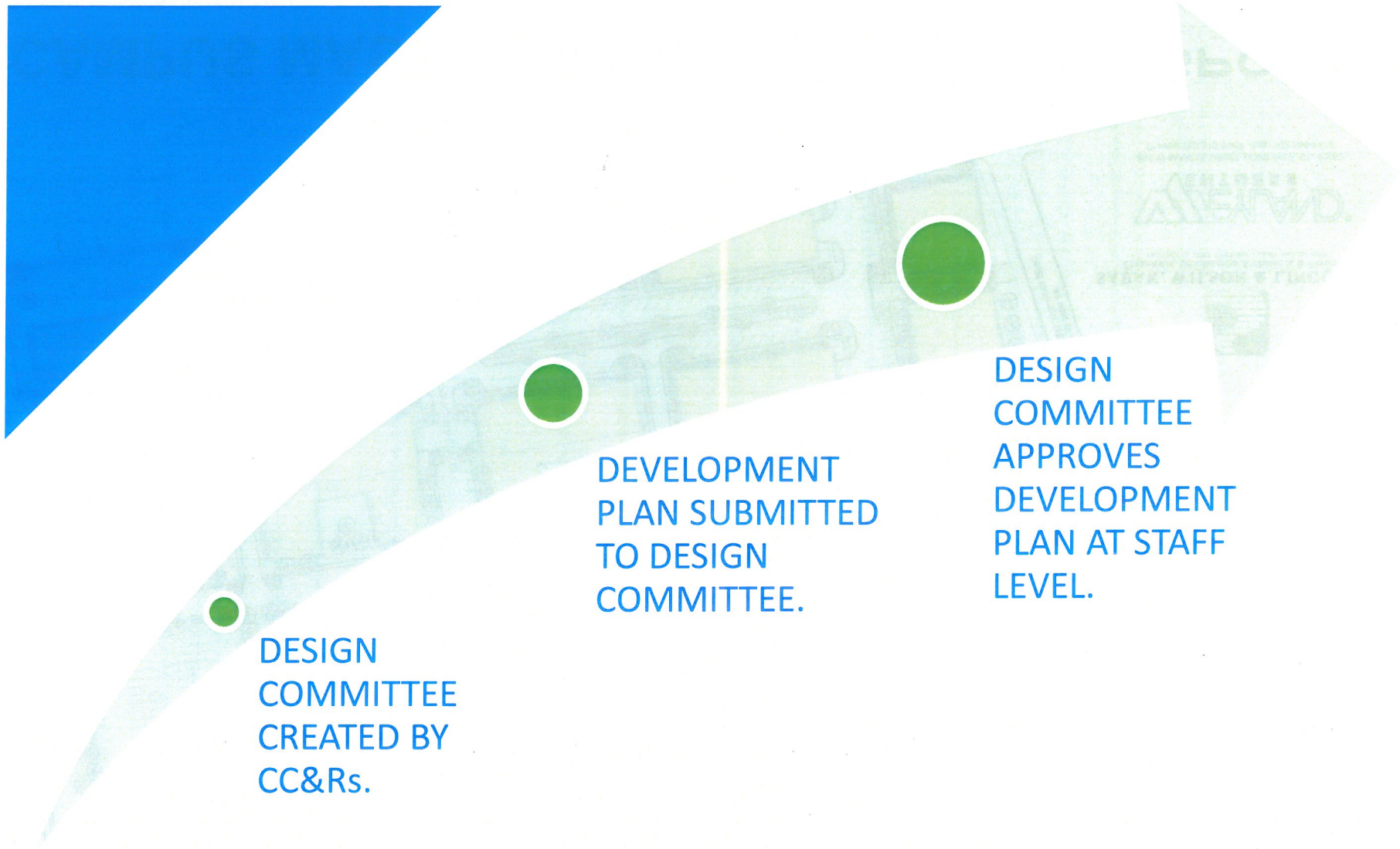
ART & AMENITY
SPACE
STANDARDS

DESIGN GUIDELINES



CONCEPT IMAGES

PASSPORT 
HEALTH AND WELL-BEING CAMPUS



DESIGN
COMMITTEE
CREATED BY
CC&Rs.

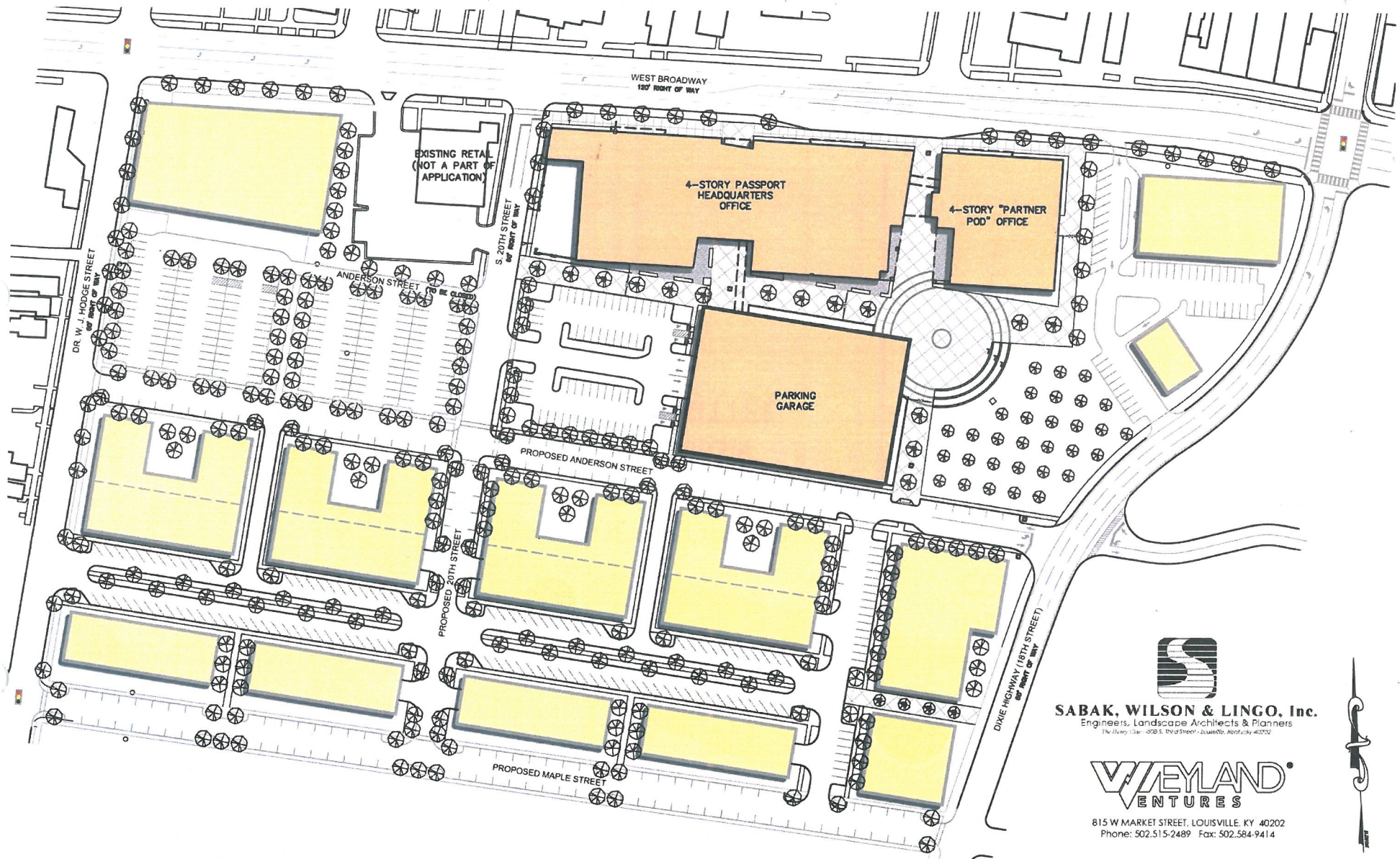


DEVELOPMENT
PLAN SUBMITTED
TO DESIGN
COMMITTEE.



DESIGN
COMMITTEE
APPROVES
DEVELOPMENT
PLAN AT STAFF
LEVEL.

APPROVAL PROCESS




SABAK, WILSON & LINGO, Inc.
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The Valley Station - 400 S. Third Street - Louisville, Kentucky 40202


WEYLAND
 VENTURES
 815 W MARKET STREET, LOUISVILLE, KY 40202
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CAMPUS MASTERPLAN

PASSPORT 
 HEALTH AND WELL-BEING CAMPUS