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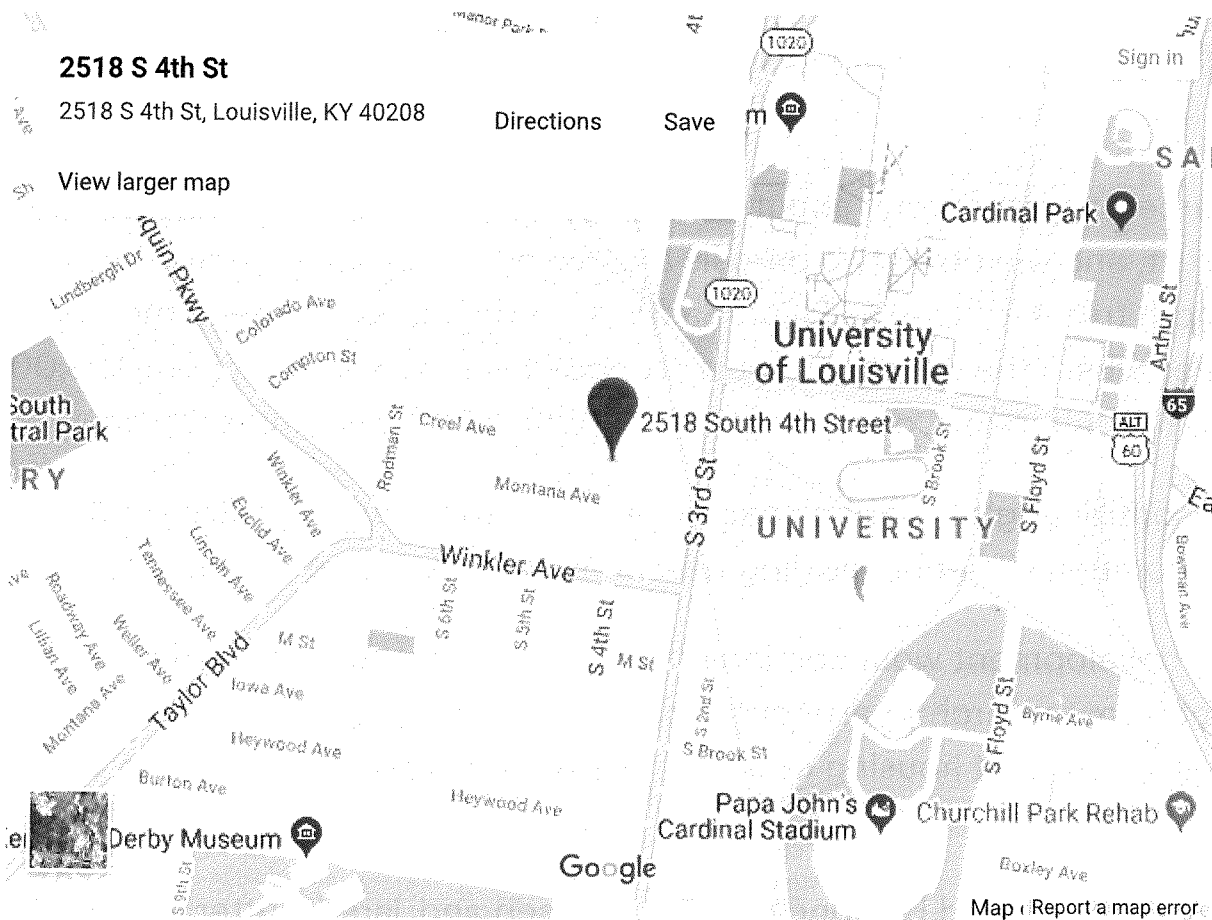
From the Louisville Business First:

https://www.bizjournals.com/louisville/news/2018/06/05/apartments-retail-proposed-near-u-of-l-beknap.html

# Apartments, retail proposed near U of L Belknap campus

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A Crestwood contractor is looking to rezone three vacant residential sites near the University of Louisville's Belknap campus for a planned commercial transformation.

Creek Alley Contracting LLC filed a zoning pre-application with Louisville Metro Planning & Design Services to rezone a portion of three mostly vacant properties at 2516-2520 S. Fourth St. from residential to commercial so it can build a mixed-use development with apartments and retail.

According to a letter submitted to the city by AL Engineering on behalf of Creek Alley Contracting, the company aims to construct a commercial development with 11 apartments and about 3,450 square feet of first-floor commercial space that would likely be set aside for retail use.

The pre-application does not state how large the entire development would be or whether there are tenants in mind for the retail space. Features of the apartments also were not disclosed in the plans.

I reached out to Max Onan, a managing member for Creek Alley Contracting, by phone on Monday, but he was not available for an interview. This story could be updated.

The three parcels together total about 0.34 acres. 2516 S. Fourth St. is owned by Fark Land Trust, and the other two parcels are owned by Ark Land Trust. The trustee for both trusts is listed as Elliott Sadle in Jefferson County deed records. The properties where the development is proposed are assessed at about \$28,000, according to the Jefferson County Property Valuation Administrator's Office.

Creek Alley Contracting's Facebook page states that the firm specializes in design, build and restoration projects, tackling new construction and remodeling.

The planned development would be locating in walking distance of U of L, across Fourth Street from the Arch Apartments complex. The proposed site also is near a planned 10-story student housing development that is slated to cost about \$40 million.

Aptitude Development, led by principals Brian Rosen and Jared Hutter, is pursuing the construction of this large student housing development, which will have with 232 apartment units at 2400 and 2420 S. Fourth St. The property is home now to a vacant building of nearly 18,000 square feet.

**Marty Finley**  
Reporter