

Dock, Joel

From: Brent Martin <bamartin6478@yahoo.com>
Sent: Wednesday, May 16, 2018 5:42 PM
To: Dock, Joel
Subject: 4501 Progress Blvd.

Dear Mr. Dock,

I am writing in regards to the property located at 4501 Progress Blvd. I want to explain why I support the project located at this property. I am a member of the Louisville Fire Dept, but I am also an investor. I do have property in Buechel, and I believe my property value will increase due to this economic development. I have taken the time to visit the property, talk to the owners, listen to the opposition and then draw my own personal opinion.

The first reason why I support this project is I believe it will increase property value in the surrounding area. As Metro Council President David Yates said about the Colonial Gardens Project, economic development is good for all, but especially beneficial for those closest to the development. I believe this project can drive economic growth for any business on Bardstown Rd. Local gas stations, restaurants and grocery stores will see increased business because of their close proximity to this property. With increased revenue, the business can reinvest their capital back into the business, therefor increasing the value of their business. As you know, the increase in commercial value will also result in increases in residential property value.

The second reason why I support this project is the uniqueness of this project. I don't know of anywhere in a two hour radius where you can find this same type of experience. When I visited the property, it had a feeling of being at the lake, but I was only about five minutes from my home. This is a project that all of Louisville can benefit from. This can be an option for families who can't afford a beach vacation. Families can get a few days away with the same feeling of being on vacation. In addition, the City of Louisville will also benefit due to having another revenue stream to draw taxes from.

As I mentioned earlier, I have also taken the time to listen to the opposition of this project. It seems to me, a lot of the strong voices in opposition are either misinformed or don't want to listen with an open mind. I attended the public meeting at the Knights of Columbus a few months back and I was amazed at the misinformation I heard. There was a lot of talk about this property being a trailer park. As an investor, I made seven different offers to an individual who owned three different trailer parks in the past. In coming up with my offer price, I visited each of the three trailer parks as well as three more not owned by this individual. I am sure of one thing, the property located at 4501 Progress Blvd. is not a trailer park and from speaking to the owners, I understand that is not their vision for the future either.

I want to thank you for taking the time to read my opinions on this matter. I hope you will give both sides of this matter the same due diligence they both deserve. I truly believe if you give both sides an equal ear you will have no problem supporting this project.

Sincerely,
Brent Martin

Dock, Joel

From: Martin, Marcie L <marcie.martin@jefferson.kyschools.us>
Sent: Wednesday, May 16, 2018 11:46 AM
To: Dock, Joel
Subject: FW: Progress Park
Attachments: progress park 1.jpg; Progress park 2.jpg

From: Martin, Marcie L
Sent: Wednesday, May 16, 2018 11:44 AM
To: 'Joel.Dock@Louisvilleky.gov' <Joel.Dock@Louisvilleky.gov>
Subject: FW: Progress Park

Please see below...

From: Martin, Marcie L
Sent: Wednesday, May 16, 2018 11:40 AM
To: 'Joel.Dock@Louisville.gov' <Joel.Dock@Louisville.gov>
Subject: Progress Park

Good day Mr. Dock,

I am writing to you because I believe Progress Park is a positive development for the Buechel Community. I am a teacher at Goldsmith Elementary and have a house in the area. My children and I have been there to celebrate a fundraiser, birthdays, and holidays. The park has brought so much family fun to us. Because of today's world my children love to play video games and watch videos. But if we are able to have the opportunity to go to Progress Park, they would both rather go there than use technology indoors. I have attached some photos of my family at the park.

Another reason Progress Park would be a positive for the community is for the public schools close to the area. Most of the students I teach have never been out of an urban community. They have never taken a hike or have been in a camp like setting. Most of them use video games for entertainment. This park could create so many positive experiences that most of the students at my school do not have. This park could help teach science to students if given the chance to access the park for education purposes. Most of them live in apartments and do not have access to green spaces. My students play indoors or in parking lots where they reside. I have to build so much background knowledge for students when teaching because they have no prior knowledge to seeds, plants, gardening, camping, hiking, fishing, ponds, streams and most of all being in natural outdoor settings.

I hope the reasons and examples I have provided you have convinced you that Progress Park is a positive thing for the community. Give Buechel the chance to stand out for a positive reason with Progress Park.

Sincerely,
Marcie Martin

Marcie Martin
English as a Second Language Teacher
Goldsmith Elementary
502-485-8258

Dock, Joel

From: Ryan Cox <Ryan@CoxxEvents.com>
Sent: Tuesday, May 15, 2018 2:10 PM
To: Dock, Joel
Subject: Mike Pifer Park

mike pifer is a great guy. unsolicited, he donated \$50 to my church through the birthday campaign a ran last fall. i know he has the community's best interest at heart with his new park project. i want to see him succeed and i hope you will help him.

Best Regards,

Ryan Cox

Principal Entertainment Ambassador

812 Lyndon Lane Ste 202
Louisville, KY 40222
Cell: 502.523.2207
www.CoxxEvents.com

Dock, Joel

From: annp@keepitkleen.com
Sent: Tuesday, May 15, 2018 11:34 AM
To: Dock, Joel
Subject: Progress Blvd. zoning

Dear Joel, I am reaching out to you in support of the project on Progress Blvd. As a longtime resident of the Hikes Point/Buechel area have seen lots of changes come and go in our area. Those that have survived the test of time and personal investment have made this a warm and welcoming area of our town. The diversity that we now can claim is certainly an asset to our community as well as enriching to our families. The addition of a recreational facility/property would certainly be conducive to a family friendly environment. Anyone who has personally seen the improvements already made and knows of the sweat equity already invested in this lovely piece of property would feel confident that this project will prove to be a real asset for our homes. We appreciate your service to our community and hope that you can support this project.

Sincerely,

Ann and Doug Pifer

2828 Klondike Lane

Louisville, Ky 40218

Dock, Joel

From: Donnie & Barb Pifer <dbpifer@gmail.com>
Sent: Tuesday, May 22, 2018 12:13 PM
To: Dock, Joel
Subject: Progress Blvd Development

Dear Mr. Dock,

I am writing you today regarding the Progress Blvd development by Mike Pifer & Nick McDowell. Yes, I am Mike Pifer Aunt, but I am writing to you as a genuine supporter for the work that they are doing.

We lived in Louisville for 5 years (near the park) and last summer returned for a family reunion, staying in one of the Airstreams at Progress Park. I could not believe the work that those men have done to that property, taking an overgrown dangerous mess & turning it in to a beautiful peaceful retreat. I'm sure you've heard about all the clean-up – the hours & hours of work & money to make this property a beautiful sanctuary, if not, you need too! I'm happy to say we were able to help while there & it was wonderful!

There is such a sense of peace there & a wonderful place for families to gather, kids & adults, to play and just be together. We interacted with little ones we didn't know before & reconnected with relatives we haven't see in a long time – it is a wonderful place for celebration & just hanging out.

Mike & Nick are A1 class men & business owners! Mike Pifer has never advertised for his business and has been extremely successful & busy strictly from word of mouth – I mention that so you can fully understand what kind of men you are dealing with, it is a testament to their characters. My husband & I both worked for Mike while we were in KY and I couldn't be prouder of him. They do top class work & follow through, always trying to do the best & please their customers.

I certainly can see this park attracting people from all over to visit and recharge, it is MOST definitely an asset to the community. Even with the manufacturing plant noise behind our Airstream we still felt like we were away from the hustle & bustle of city life!

We sincerely encourage you to approve the Progress Blvd plans & support these men as they diligently work to improve the neighborhood.

I would be happy to speak with you further if you have any questions regarding our experience at the property.

Barb Pifer
981 N. Doral Lane
Venice, FL 34293
dbpifer@comcast.net

Listen, do you hear it? The leaves blowing in the wind, birds singing, crickets chirping, the splashing of fish in the water, kids giggling. Can you smell that? The smell of summer, flowers blooming, burgers cooking on the grill, and that feeling, you know what it is? A warm breeze blowing on your face as you are laying on a hammock near the lake, surrounded by beautiful, lush landscape. Have you taken a weekend get away out of the city limits? No, you have just visited a little slice of paradise, located in Beuchel. A place called Progress Park. A place that was previously abandoned for years, where needles were found, and empty bottles of liquor. Where trash was thrown all around. A worn down piece of land that was becoming an eye sore and garbage heap, is now a SAFE, family friendly get away. A place in The City of Louisville, that is like no other. My family has spent numerous weekends as guests of the McDowell's and Pifer's. My kids have already created countless memories. They have fished in a pond and my 6 old caught her first catfish, oh the smile on that girls face! She was so proud! My oldest daughter learned to paddle board. That is right, paddleboard on a pond in the city. We have been to Girl Scout events at the park, where the girls learned to canoe and earned patches learning about environment. This place is somewhere I have already come to cherish, a place to get away from the outside world, from the horns honking, the loud music, the busy every day hustle of the city and all the horrible stories on the news. This is a happy place. A place that many more families could enjoy the way that our family has. I hope that you all listen and are open to what these families are bringing to the table, can you even imagine the financial impact this could have to the Beuchel Community. Our city is beautiful and we are lucky that our local government has taken such great pride in creating beautiful green spaces for all of us to enjoy. This to me is an extension of that, but on a private level that is not being paid for by the city. Please consider giving Progress Park a chance, and allow others to fall in love just as we have.

Thank you for your time.

Nick, Deana, Emma and Noelle Price

Nick 502-554-6535

Deana 502-386-3335

Dock, Joel

From: Mona Kerns <giftedbymona@hotmail.com>
Sent: Tuesday, May 15, 2018 1:46 PM
To: Dock, Joel
Subject: Progress Park application for rezoning

May 15, 2018

Joel Dock
Case Manager
Louisville Land Development Committee

Dear Mr. Dock,

I am writing this letter of support for the Progress Airstream Park development to be rezoned as C-2. I am still a relatively new resident of Louisville, but have had the opportunity to visit the park on a few occasions, including the fundraiser for the local Parkinson support group which rose over \$20,000 last year to start a new program for those impacted by Parkinson disease in our community.

I would like to share a few personal observations of how the development has been improved and the benefits it will provide our community if the city allows the property to be further expanded.

- The 12 acre property was purchased approximately 2 years ago by Mike Pifer and Nick McDowell, both lifelong residents of Louisville in the Buechel/Hikes Point area.
- When the property was purchased it had two houses that were in poor repair, old car parts in the woods, the pond dam leaked, the entire property was overgrown and hazardous.
- Mike, who has a renovation business in town, and Nick, who owns a landscaping business, combined their skills and personal labor to make a number of amazing improvements.
- One home on the property has been completely renovated, and the other should be completed by summer.
- The pond is now repaired, safe to swim in, includes a sand beach, and has recently been restocked with fish.
- The grounds have been cleared, include walking paths, and a children's play area.
- The area is no longer a safety hazard in the neighborhood. It now has a retreat atmosphere that, with city approval, will be shared with area residents and visitors to our great town.
- The owners have been able to purchase and renovate two airstream campers. These airstreams taught me a new word, Glamping. They are beautiful. Its like staying in a high end hotel in a park setting.
- The potential benefits to the community are endless: new city tax revenue, new state tax revenue, a new location for group retreats, a venue for local fundraisers, family reunions, weddings and so much more.

Dock, Joel

From: Nick Hamm (10K) <nick@10kview.com>
Sent: Thursday, May 17, 2018 8:34 AM
To: Dock, Joel
Subject: Progress Park is good for Louisville

Mr. Dock,

I'm writing on behalf of Mike Pifer and Nick McDowell regarding the wonderful park they have built in your district. It is my understanding that there has been some negative perception of the park from some of the neighbors, which is absolutely mind-blowing to me. So I wanted to write to give you some perspective on the people who own the property and what it could mean to the residents of your district and to our city at large.

My wife has known Mike and Nick since childhood, but I have only come to know them in the past 6 years or so. They have both done contracting work on our home, and are absolutely top notch at what they do. They keep their promises, stand behind their work when things aren't quite perfect, and focus on quality results vs the cheapest/easiest route. I have been so impressed with their work that I recommend them to anyone I know who is looking to have any construction/remodeling work done.

After working with them on our home projects, I got to know both Mike and Nick on a more personal note, and they have both become friends. They are both down to earth and family focused. Mike is also very involved in charitable giving, and I have worked with him and his foundation (focused on helping to cure Parkinson's) on multiple occasions. They are really making an impact with the foundation, and I've been proud to be associated with it. Which dovetails into the park...

Mike first brought up this concept of an oasis in the middle of the city a few years ago, and I thought it sounded like such a cool idea. Like a little slice of the country in the middle of an industrial park. A venue where people could have weddings, corporate retreats, charitable events, or just a spot to get away for a day or a weekend without having to travel hours away. I couldn't wait to see his vision come to life. Fast forward a couple of years, and I and my family got our first glimpse of this little slice of paradise when we attended an event that was being held as a fundraiser for his charitable foundation. What they have created is an amazing, family-friendly escape that is unlike anything else I've seen in this city. My kids had a wonderful time boating on the lake, exploring the trails around the park, playing on the vintage playground equipment, and swinging on the giant rope swing. This would be a great place for us to "get away" for the weekend without being too far from home. And it would be a terrific economic boost for that neighborhood, which honestly I don't have any other reason to visit.

I hope that the true intentions of Mike and Nick are discovered by those in a position to help them make this dream a reality. They aren't building a "trailer park" or anything that would de-value surrounding property. They are doing quite the opposite, and doing a wonderful job listening and being good neighbors. I pray that with your support they will continue to develop the park and make it something for our city to be proud of.

Thanks for your consideration,

Nick, Jessica, Dillon, Daphne, and Dominic Hamm

Dock, Joel

From: seth76b@aol.com
Sent: Tuesday, May 15, 2018 3:58 PM
To: Dock, Joel
Subject: Progress Park Zoning

Dear Mr. Dock,

I am writing to let you know of my support for a neighborhood project referred to as Progress Park located on Progress Boulevard near the Buechel Bypass. I am a Cub Scout Leader and have been offered use of the facility to help promote the Cub Scouting Program for youth in Kindergarten through 5th Grade. The team that have developed the area appear to be doing an excellent job revitalizing a run-down area to provide a nice urban outdoor spot. I did not personally inspect the land prior to their work but have seen photos of the trash and junk that was removed as it was cleaned up. The management team seems very polite, respectful, and community oriented. I hope you will consider supporting a zoning change to help them turn the area into a magnificent unique outdoor lodging and event space. I have also had business dealings with the owner's individual businesses and have always been satisfied with their hard work and follow through on what they promise!

Sincerely,

Seth Bendorf
Cub Master, Pack 194

Dock, Joel

From: Kevin Mullin <krmullin1955@yahoo.com>
Sent: Saturday, May 12, 2018 8:55 PM
To: Dock, Joel
Subject: Progress Park Zoning

I am writing to you about the progress park zoning. I am a lifetime resident of the hikes point/buechel neighborhood. I have attended several Events at the park and have nothing but good things to say about the development. I have known the owners since they were born. They are great citizens and businessmen in the community. The improvements they have made to the property are amazing. If you had seen it before they started working on this property, you would be in awe of what they have done.

I urge you to take a tour of the property and experience what they have to offer. They have an employee that lives on the property to keep an eye on things.

I urge you to support them in their zoning request.

Feel free to contact me at anytime.

Kevin Mullin 502-439-0720

Sent from my iPhone

Dock, Joel

From: Adam Miller <ralph.miller7280@yahoo.com>
Sent: Friday, May 11, 2018 7:43 PM
To: Dock, Joel
Subject: Progress Park

I am writing you today to let you know how great progress park is for our city. This is a great place that was created by good people that are wanting to create a family friendly and placed for people to enjoy. I would ask that you look pictures of this area before these people have put in a lot of hard work to make it a place for people to enjoy and then take a look or visit this area now and see what a huge improvement to the community it has been. I want to let you know that we support what they have done and would and will encourage others to do the same. I hope you can/will take a few minutes to take a look at this area and see for yourself what a great place this could be for our community. Thanks for your time.

Adam Miller

Dock, Joel

From: Nash, Katie <Katie.Nash@burke.com>
Sent: Saturday, May 12, 2018 2:23 PM
To: Dock, Joel
Subject: Progress Park

Mr. Dock-

I wanted to write in support of Progress Park. I have had the pleasure to visit the park on several occasions both during and after the development and can honestly say what Nick McDowell and Mike Pifer did with it is nothing short of amazing. They took a marshy, dirty piece of land and turned it into a relaxing, beautiful, and peaceful area with a lovely pond.

Progress Park is nowhere near a trailer park, and I feel it would be a missed opportunity for the city of Buechel to block it. I can see that in the years to come, the neighborhood would quickly come to see Progress Park as an improvement and hopefully the beginning of a positive turnaround.

Thanks you.

Katie Nash

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Dock, Joel

From: Melissa Gruner <melissa.s.gruner@gmail.com>
Sent: Monday, May 14, 2018 4:44 PM
To: Dock, Joel
Subject: Progress Park
Attachments: Progress Park.JPG

Dear Mr. Dock,

I am writing to express my support for Progress Park and the efforts to rezone this magical property in the heart of the city that we call home. As a resident of the area, I believe Progress Park is exactly the type of establishment needed to provide a breath of fresh air to the area of town my husband and his family grew up in and the community we have chosen to raise our family in.

Progress Park is an amazing place, full of joy and wonder. Something you would not expect to find in Louisville. If you have not been there to visit, I encourage you to do so. Words alone do not do it justice. Its owners, the Pifers and the McDowells are equally exceptional families. These remarkable individuals care deeply about our community and are committed to making it better. Rezoning Progress Park would do just that.

I have attached a photo taken of me, my daughter and some of her friends at a recent fundraiser for Parkinson's disease held at Progress Park. Rezoning this property would allow others to experience this little slice of heaven.

For the reasons outlined above (and many more), I respectfully request that you support the rezoning of Progress Park.

Sincerely,

Melissa S. Gruner
4303 Meadowbend Way
Louisville, KY 40218

Dock, Joel

From: Brendan McKenzie <bmckenzie@kelleyconstruction.com>
Sent: Monday, May 14, 2018 10:31 PM
To: Dock, Joel
Subject: Progress Park

Joel

>

> I wanted to encourage you to support the development of the park on progress lane as there will be numerous benefits to the community when developed. Having lived in West Buchel for 25 years, this area needs an space for people to enjoy nature without having to drive outside the city to get that experience. Now living away, I would love the opportunity to stay at a park such as this during my frequent visits to Louisville. Please take the opportunity to visit the site and see for yourself what a beautiful park this could be for the community.

>

> Brendan McKenzie
> Estimating Manager
> 502-812-1484

Dock, Joel

From: Jack Graham <jgraham3081@hotmail.com>
Sent: Tuesday, May 15, 2018 3:25 PM
To: Dock, Joel
Subject: Progress Park

Joel Dock:

My name is jack graham. I am writing you to show my support for the new developments at progress park . The owners Mike Pifer and Nick Mcdowell have done an amazing job at bringing that area back to life. They are both responsible business owners and I believe bring a lot to their community. I know from personal experience for both of them that they are the highest quality of people and would do anything for their community. They were both born and raised in that area and have nothing but the best intentions. I know there has been some pushback on their park, but I can tell you that it is an amazing place now that they have put their touch on it. It would be a shame to not allow them to move forward with their project. It is already had a very positive impact on my family and friends and hope that others can see how great of a project it really is. Please consider this support for the park when making any decisions. Thank you for your time, I appreciate it very much . Thanks

Sincerely

Jack Graham

(502)817-8351

Dock, Joel

From: Robin Mullin <rmullin56@yahoo.com>
Sent: Tuesday, May 22, 2018 6:04 AM
To: tom.burch@1rc.ky.gov
Cc: Dock, Joel
Subject: Progress Park

I writing to show support for the Park. It can only improve the neighborhood by bringing an environment that will enhance the air quality. It will increase home values. These benefits will continue for many years.

Sent from my iPhone

Dock, Joel

From: Peg Schervish <peg.schervish@gmail.com>
Sent: Friday, May 18, 2018 2:12 PM
To: Dock, Joel
Subject: property on Progress Blvd.

Dear Mr. Dock, I am writing to support the zoning request of Michael Pifer for property on Progress Blvd. Mr. Pifer is creating a park space that has already provided the space for a fund-raiser for TKO Parkinson's that is an enormous benefit to the whole community. The arrangement of the space is such that activities for all ages are possible at the same event. Family time in safe, well-managed urban space is a treasure we don't want to lose. Please consider the benefit to the community of the proposed changes. Traffic and noise issues were not at all a concern at the event I attended. What was apparent is that the space provides a beautiful community space. Thank you for your consideration.

Peg Schervish
1630 Sutherland Dr.
Louisville KY 40205

Dock, Joel

From: Dee Pifer <deepifer@gmail.com>
Sent: Monday, May 14, 2018 12:53 PM
To: Dock, Joel
Subject: Rezoning application

Dear Mr. Dock, I write in support of the rezoning application for the property on Progress Boulevard. It was my pleasure to attend a family reunion there last summer. I was also proud to support the Parkinson's Disease fundraiser (TKO Parkinson's) which occurred there last fall.

I believe the property will be a great blessing to friends, family and the people of Louisville. I urge you to support this worthy endeavor.

Thanks in advance for your support. Sincerely, Dee Pifer

Dock, Joel

From: Jennifer Forst <jennforst@gmail.com>
Sent: Wednesday, May 16, 2018 12:00 PM
To: Dock, Joel
Subject: The promise of a park...

Hi Joel,

My name is Jenn Forst, I'm a nearby resident of Progress Park and we attend church and school in Buechel.

I wanted to take a moment to voice my support for the vision and plans that have been presented for Progress Park.

And also thank you for the work you've done on the project as the case manager.

In an area of town that's becoming better known for drug busts at the Economy Inn, check cashing establishments, and gun violence, it's SO heartening to see a place with the potential to transform/change perceptions our community, stimulate economic growth and improve property values.

We need more people like the McDowell and Pifer families who have dedicated their time, energy and finances to a project that could do SO MUCH GOOD in our community.

It's been amazing to watch their vision begin to unfold - they've taken what was an overgrown, litter strewn plot of land in an industrial area, (often plagued by drag racing down Progress Ln.) and turned it into an oasis in the middle of the city!

You can easily envision a day when birthdays, retirements and weddings will be celebrated there (much like the Parklands of Floyds Fork!). It would no doubt be the perfect event venue and destination for church groups, scout troops, and company picnics/team building events - for people from across Louisville and beyond!

I've written similar letters to both Tom Burch and Barbara Shanklin to share this perspective. If I were in office, I'd love to be associated with/supportive of such a progressive business concept typically associated with "better" parts of town. It's a chance to be on the cutting edge of a growing trend popping up across the country (and the associated, positive media coverage). <https://www.countryliving.com/life/travel/g19651829/vintage-travel-trailer-parks/>

I realize there's been opposition by some neighbors, but I truly believe so much of it is based on misinformation and fear. Unfortunately, fear mongering and mis-representations of plans for a "trailer park" have created unnecessary worry for neighbors.

The McDowells and Pifers have gone above and beyond - much to their own great expense - to address ALL the concerns that neighbors have voiced. They've been completely transparent throughout the process - holding multiple community meetings - to ensure everyone's voices have been heard and to report back on actions they've taken to address concerns.

It's encouraging (especially in today's world!) to see so much of this fear and misperception being overcome through civil conversations, visits to the park and collaboration to address concerns.

Dock, Joel

From: Phil Schervish <pschervish@gmail.com>
Sent: Wednesday, May 16, 2018 2:58 PM
To: Dock, Joel
Subject: Zoning review on Progress Blvd.

Dear Mr. Dock,

In the past, I have participated in events at the venue in question. These events have been civil, fully controlled, and most important, held to improve the lives of some very ill individuals.

Over the last two years, the Pifers, and attendees of these events, have raised enough money to support a trainer at a new program for individuals with Parkinson's Disease.

With the help of the events held on this land, individuals in Louisville with PD are participating in this nationally known and positively researched program at no charge. The land has been reclaimed and No pollution has been generated. Is this not the type of activity we wish Louisville to be known for.

Please conclude your review by finding in favor of Mr. Pifer and associates. Thank you,

Philip H Schervish

Phil Schervish
pschervish@gmail.com
502.558.7175