

From: [Stephanie Mattingly](#)
To: [Lockett, Jay](#)
Subject: Gilman's Point development
Date: Thursday, April 27, 2023 9:24:57 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 Jay,

My family moved from the very busy, congested 22/265 corridor to 354 Ridgeway Ave in 2019. We moved to St Matthews because of its quaint, quiet, walkable, park-like environment. After moving into our house, we learned very quickly how busy Ridgeway Avenue was but it is doable/livable because it was the only con about our house. Normally, after business hours, it's very quiet and feels more rural than urban. We actually have a clearer night sky in this location vs the 22/265 location.

I'm writing to you because I oppose the 296 apartment complex called Gilman's Point at Ridgeway Avenue and Westport Road. The apartment complex would change everything that we love about our neighborhood and inflict dangerous traffic conditions to an already congested area.

- There are currently no apartment buildings higher than 2 stories in the area. Introducing the proposed 296 apartment complex to this area would change the basic character of St Matthews. I am not including the mall areas in that statement but Gilman's Point would fit perfectly in the mall area.
- The infrastructure is not designed for high density development. The intersection at Ridgeway/Westport is already a traffic conundrum. It gets worse during peak traffic hours. During the peak traffic hours many commuters will use side streets vs traveling west on Westport toward the tracks. They use Hubbards to Massie to Ridgeway or Westport to Primrose to Dellridge to Ridgeway or Massie to St Matthews Ave. All to avoid the awkward and congested railroad crossing at Westport and Ridgeway.
- Allowing the 296 apartment complex would create a dangerous situation for pedestrians and cars, and disrupt the quality of life for residents and current commuters of those streets. I have witnessed and have been a participant of many almost 't-bone' crashes at the intersections of Hubbards and Massie (cars from Massie attempting to get on busy Hubbards Ln), Primrose and Westport Rd, Thierman Ln and Westport Rd, Ridgeway and Westport Rd - on both sides of the track, N. Sherrin and Westport Rd, St Matthews Ave and Westport Rd. I am not even including the cars attempting to leave Kroger and Target on the Westport Rd entrances.

To date, I have not witnessed any traffic studies in the area. I am hoping when this traffic study occurs it will be performed during the school year and not the summer months.

Thank you for your time and consideration.

Have a great day.

Stephanie Mattingly, CRS, CDPE, ABR

RE/MAX Platinum & Hall of Fame Club

HGTV Featured Real Estate Expert

[View All My Listings & the EntireMLS](#)

RE/MAX Properties East

502-751-3326 (c)

The contents of this email are confidential and only meant for the intended recipient. Please delete this email immediately if you have received it in error. This email is not intended as a solicitation of your business if you are currently working with a real estate agent.

The sender of this email/text does NOT intend to conduct a real estate transaction electronically and all electronic communications involving this transaction are NOT intended to create an electronic record.

WARNING! WIRE FRAUD ADVISORY: Wire fraud and email hacking/phishing attacks are on the increase! If you have a transaction with us and you receive an email containing Wire Transfer Instructions, DO NOT RESPOND TO THE EMAIL! Instead, call us immediately, using previously known contact information and NOT information provided in the email, to verify the information prior to sending funds. We will never ask you for account numbers or transfer instructions through email. Use extreme caution!