

St. Germain, Dante

From: Dottie Dowell <dottie.dowell84@gmail.com>
Sent: Tuesday, July 13, 2021 10:32 AM
To: St. Germain, Dante
Subject: Gagel Farm property proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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I am opposed to the building proposal for the Gagel Farm property located on Lower Hunters Trace. A development of this size is not sustainable for the 2 lane road. Traffic, alone, will be chaotic. I live in Hunters Point & already deal with the cut through traffic that has been created by greenbelt expansions & an area that is currently overpopulated. A single family housing development would be sustainable, but adding an additional 192 families to this area will be a logistical nightmare.

St. Germain, Dante

From: Kacey Wheeler <lvsm0m14@gmail.com>
Sent: Tuesday, July 13, 2021 10:32 AM
To: St. Germain, Dante
Subject: Proposed rezoning for Lower Hunters Trace

Follow Up Flag: Follow up
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Dear Sir,

I want to express my concerns regarding the rezoning / planned apartment complex for the old Gagel Nursery. The current traffic on Lower Hunters and Greenwood Rd / Sky Blue is already terrible as this is a 2 lane road. Adding an additional 192 families will make my neighborhood a logistical nightmare. I truly hope this will not pass. If it does, I know we will be moving as will our neighbors. We live in a nice neighborhood and take pride in what we have.

I will be at the meeting on Thursday. I hope our concerns do not go unnoticed.

Thank you,
Kathryn Wheeler

St. Germain, Dante

From: Monica <monicadierson@gmail.com>
Sent: Tuesday, July 13, 2021 11:05 AM
To: St. Germain, Dante
Subject: Concern over Gagel Farm property

Follow Up Flag: Follow up
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I am writing to express concern over the future plans for the Gagel Farms property. I have lived in the Wilke Heights subdivision for over 20 years and take pride in our neighborhood. Having these apartment homes built to allow for Section 8 housing will work to undo everything that our residents have worked so hard to keep. We have a nice quiet neighborhood with very little crime. We would like to keep it that way and allowing Section 8 housing to be built directly across Lower Hunters will not only bring crime to our area but it will also decrease our property values. Residents of the eastern side of Jefferson County work to successfully keep Section 8 housing out of their areas and we are no less important than those residents.

I challenge you to reconsider the zoning changes that would allow for Section 8 housing on the former Gagel Farms property out of respect for the long term residents who have made our area what it is today and take pride in it.

Sincerely,

Monica Embry-Dierson
Homeowner
Marguerite Drive, 40216

Sent from my iPhone

St. Germain, Dante

From: Max Imus <maximus.veredus@gmail.com>
Sent: Tuesday, July 13, 2021 1:11 PM
To: St. Germain, Dante
Subject: Gagel Farm proposal concerns

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I've lived next to Gagel farm for 19 years and share a property line.

I have serious concerns with regard to adding 192 apartments to lower hunters, which already has AADT exceeding that of USDOT level for a major thoroughfare yet is a two lane.

Also, the decision to make them low-income shows that crime will increase on average +76.3%. As I have two girls ages 8 and 10, I know I'm not alone, but will be forced to leave this area we've loved so much. As I'm not alone, this will leave to a drop in home values and increase in rentals PRP.

As a good friend played an integral role in the development of the section 8 units on cane run rd a few years ago, I know there are better places to build them where they won't so directly affect the long-time residents.

My neighbors have been here 30, 35, 19 and 15 years.

Sincerely,

Ken Rogers
6505 Cady Dr.

St. Germain, Dante

From: Rebecca Schagene <rschagene@gmail.com>
Sent: Tuesday, July 13, 2021 3:33 PM
To: St. Germain, Dante
Subject: Section 8 apartments on Gagel Farms property

Follow Up Flag: Follow up
Flag Status: Flagged

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I live very close to this property and I do not want 192 section 8 apartments built here. There is already an apartment complex across the street and then the giant complex, which I believe is section 8, on Cane Run Rd. Enough is enough. We do not need this in our neighborhood. Lower Hunters is 2 lanes. We surely cannot handle anymore traffic. All the neighbors are against this. Please take this elsewhere. Thank you, Becky Schagene

Sent from my iPhone

St. Germain, Dante

From: Blazis, Heather
Sent: Tuesday, July 13, 2021 4:51 PM
To: St. Germain, Dante
Subject: Gagel Farms Property concerns

Follow Up Flag: Follow up
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Good afternoon, Dante. I am District 12 Councilman Rick Blackwell's Legislative Assistant. I will forward you the emails I received regarding the Gagel Farms project so that they can be added to the official record. Here are the Facebook messages Councilman Blackwell received as well, so that they may be added too.

Thank you,
Heather

Katie Walsh Neuner
Assign Conversation
12:09 AM
Katie Walsh Neuner

How long have you known about the plan for Gagel Farm to be turned into Section 8 apartments?

There is a proposed apartment complex to be built on the Gagel Farm on Lower Hunters. There will be 192 apartments. The drawing given by the developer has one entry/exit for the complex. That will be onto Lower Hunters at Mt. Everest. No traffic light is proposed but they want to add turn lanes by taking yards on the north side of Lower Hunters. Neighbors are not happy. 192 new families on Lower Hunters will create too much traffic especially with an apartment complex .1 miles from this proposed one. There is a meeting planned by the developer this Thursday, will you be at the meeting? We need your representation and voice to stop this project.
Heather Hill

Rick, we live in the Hunters Point neighborhood and I just read that the Gagel farm has been sold and that they will be building Section 8 apartments at this site.
We are concerned about the added traffic and crime.
Will you be attending this meeting?
We need your help to stop this from happening!
Teresa Linnig Cissell

Everyone in the neighborhood is against the section 8 apartments on the Gagel Farms property. I hope you are going to do something to stop this.
Becky Rateau-Schagene



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

St. Germain, Dante

From: Debbie Selby <selbydebbie7@gmail.com>
Sent: Tuesday, July 13, 2021 6:05 PM
To: St. Germain, Dante
Subject: Re: Gagel Farm Section 8 Apartment Proposal
Attachments: image001.png

Follow Up Flag: Follow up
Flag Status: Flagged

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I know you know that we do not want the additional crime.
Thanks

On Tue, Jul 13, 2021, 4:20 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Selby,

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

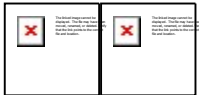
LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

<https://louisvilleky.gov/government/planning-design>



Stay aware of new development in your area! Sign up for Gov Delivery notifications at:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Debbie Selby <selbydebbie7@gmail.com>
Sent: Tuesday, July 13, 2021 3:42 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Gagel Farm Section 8 Apartment Proposal

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As a homeowner on Greenview Drive Since November 1977, I strongly oppose the addition of more Section 8 apartments in this area. Lower Hunters is a two lane road and the additional traffic plus the fact that our property value will decrease significantly has to be considered. I don't want to stereotype but we also do need the additional crime these apartments may bring to our area.

Respectfully,

Debbie Selby

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St. Germain, Dante

From: Cindy Friess <caf8454@aol.com>
Sent: Tuesday, July 13, 2021 6:41 PM
To: St. Germain, Dante
Subject: Section 8 Apartments on Lower Hunters Trace

Follow Up Flag: Follow up
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My name is Cindy Friess. My husband and I have lived in the subdivision across the street from the proposed Section 8 housing apartments. We are VERY upset!! We have lived in our home for 37 years and now Section 8 apartments are coming in and lowering our property values! I have seen what Section 8 housing does to an area. The properties are not kept up and get run down quickly.

Please, please, please DO NOT allow this Section 8 housing proposal to be passed. Please save my neighborhood!

Cindy & Mike Friess
5313 Mount Blanc Road
Louisville, Ky 40216

[Sent from the all new AOL app for Android](#)

St. Germain, Dante

From: Scott HANSEN <shmichigan1@bellsouth.net>
Sent: Tuesday, July 13, 2021 8:12 PM
To: St. Germain, Dante
Subject: Possible section 8 housing on Lower Hunters

Follow Up Flag: Follow up
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Dear Dante St. Germain

As a near by resident living on Bagby Way I would like to voice my dearest and most respectful disapproval of the house project being proposed in the old Gagel farm and vegetable place. First the traffic would be a complete nightmare. Second with all do respect, section 8 house has proven to bring crime with it. Yes there are many good people in section 8 housing but facts are facts. Third have traffic and crime (possibility) next to a elementary school just increased the danger to the students.

So again with great respect to the builders please stop this because no one in the neighborhood wants this including me.

Sincerely,
Scott Hansen

Sent from my iPhone

St. Germain, Dante

From: Donnie Huddleston <donniehud@att.net>
Sent: Tuesday, July 13, 2021 11:51 PM
To: St. Germain, Dante
Subject: Section 8 Housing Gagel farm

Follow Up Flag: Follow up
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I'm writing to express my concern on this project.

I am totally not for this project like hundreds if not thousands of others!

This area is way to small for this type of project and also being right next to a Elementary School.

Lower hunters trace road now is way over crowded with traffic, will you widen lower hunters to 3 or 4 lanes ? take peoples property next to do it ?, because that's what will need to be done NOT!!!! that alone sounds like a night mare !! You also have Incarnation right there as well.

You basically, are putting Low income housing project right in the middle of a well established Middle and somewhat upper class retirement age folks as well.

Sub divide it and let someone build a few homes on it..THAT'S ALL IT CAN HANDLE ! Why not go down on the Greenbelt and build it there ??? There is lots of property and lots of room there,,,with lots of road to handle it.

Stores are packed around here now, roads are very busy..this will only make it worse !! Come on folks..use your head on this one..its not wanted at Gagel farms. Its not a good fit.

Please inform me on a open public forum on this as well ???

I certainly want to be there!

So sick of big wigs coming in and destroying a good community just to make a buck.

Don't say it will help our area...because it wont, because of what it might attract!!!

Go back to the drawing books on this one, and go some where else!

St. Germain, Dante

From: mandyharvey <mandyharvey@twc.com>
Sent: Tuesday, July 13, 2021 9:11 PM
To: St. Germain, Dante
Subject: Apartment complex off of Lower Hunters 40216

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am writing in hopes of opposing the building of the apartment complex off of Lower Hunters trace. My family lives in Hunters point, which is accessed off of lower hunters. Right now there are times we cannot make a left hand turn out of our neighborhood. We also live in a nice neighborhood that is already used as a cut through. This will force more people through our neighborhood, increase traffic and ultimately lower property values. I am very disheartened by this proposal. Please stand up for the people of the south end and oppose this rezoning.

Thank you,
Mandy Harvey
6002 Trappers Ridge Circle
Louisville, KY 40216

Sent from my Sprint Samsung Galaxy Note10.

St. Germain, Dante

From: Pollock, Melanie M <melanie.pollock@jefferson.kyschools.us>
Sent: Wednesday, July 14, 2021 7:39 AM
To: St. Germain, Dante
Subject: Gagel Farm (Lower Hunters) Housing complexes

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning,

I am voting **NO** for this complex to be built. Lower Hunters and surrounding neighborhoods cannot handle any more traffic flow. This building complex of a 192 units will cause mayhem to these streets. A handful of houses would be one thing but the amount of people you are trying to cram into such a small space is just absurd.

Melanie Pollock
(concerned citizen)

St. Germain, Dante

From: Maxfield, Julie A <julie.maxfield@jefferson.kyschools.us>
Sent: Wednesday, July 14, 2021 8:15 AM
To: St. Germain, Dante
Subject: Apartments on Lower Hunters

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am very concerned about the idea of building apartment on the old Gagel Farm. We already have apartments across the street. Traffic is already heavy in this area. If it is section 8 apartments I feel like it will decrease the value of homes. I think it is too close to Shacklette. Please consider my concerns on making this decision.

Thank you



Julie Maxfield
Customer CARE Pro
JEFFERSON COUNTY PUBLIC SCHOOLS
C.B. Young Bldg #7 | 3001 Crittenden Drive, Louisville KY
Call the IT3 Customer CARE Center at (502) 485-3552
Submit tickets online at <http://jcps.me/help>
Reset your password at <http://jcps.me/password>

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:39 AM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1445]

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Monday, July 12, 2021 10:05 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1445]

Name Jennifer Durbin

Address 

5618 Grandel Blvd
Louisville, Kentucky 40258
United States

Phone (502) 744-5494

Number

Email jennyblue325@twc.com

Comments

Hello, I have heard that there is a proposal to build low income apartments on the Gagel Farm property. I am very concerned about our neighborhood and the possible demise of the area if this occurs. We are all hard working people who care about our property values and the safety of our community. Please advise how we can stop this proposed apartment community. It will increase traffic on the already busy Lower Hunters Trace and may contribute to increased crime in our area. We have lived here for twenty years. We pay property taxes and enjoy our typically quiet and pleasant

neighborhood of Heavenly Heights and Grandel Farms. We do not want a low income apartment complex in our backyards. Thank you very much.

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:40 AM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1446]

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Monday, July 12, 2021 10:32 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1446]

Name kaylin rucker

Address 

2514 Tarkington Way
Louisville, KY 40258
United States

Phone (502) 432-9684

Number

Email krucker0906@gmail.com

Comments

It recently came to the surface that section 8 housing apartments are coming to South Louisville in PRP neighborhoods. It is a known fact that section 8 housing increases crime by 76%. These are already very quiet neighborhoods with a significant population of retired families. This is not good for them, this is not good for the properties surrounding. I am specifically talking about the section 8 apartments going on the old Gagel Farm on Lower Hunters in South Louisville. This is not good for property value, the quietness of the neighborhood, the surrounding neighborhoods. If this the city's doing, please reconsider this decision.

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:40 AM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1447]

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Monday, July 12, 2021 11:10 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1447]

Name Bill Gagel

Address 
40216
United States

Email b.gagel@twc.com

Comments

property GKG/Lower Hunters Trace Case 21-ZONEPA-0071 A pre-application to rezone the property at 2400 Lower Hunters Trace so they can build section 8 three-story apartments, total 192apts. There is already too much traffic on Lower Hunters Trace. We already have a large complex on Cane Run Road! They put a large number of apts. behind Walgreens on the Green Belt. Every open piece of land around here lately they just pay a fee and get it re-zoned. This end of town just keeps going downhill. Please help this from happening! What happened to the plan for more shops and stores at Dixie Manor, The Town Center idea? The Southwest Library said we can come to a room and watch the zoom meeting or a virtual neighborhood meeting, we do not get any say on that!!!

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:40 AM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1448]

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Tuesday, July 13, 2021 8:47 AM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1448]

Name	William Priddy
Address	 2416 Lorene Ave Louisville, KY 40216 United States
Phone Number	(502) 689-4400
Email	wepriddy@gmail.com
Comments	Very concerned about building apartments on the old Gagels farm. That much addition traffic would be disaster at rush hour on Lower Hunters Trace in my opinion. Has a traffic study been done? Can one be requested?

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:42 AM
To: St. Germain, Dante
Subject: FW: Gagel Farm proposal concerns

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: K R <maximus.veredus@gmail.com>
Sent: Tuesday, July 13, 2021 3:20 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Fwd: Gagel Farm proposal concerns

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Hello,

I've lived next to Gagel farm for 19 years and share a property line.

I have serious concerns with regard to adding 192 apartments to lower hunters, which already has AADT exceeding that of USDOT level for a major thoroughfare yet is a two lane.

Also, the decision to make them low-income shows that crime will increase on average +76.3%. As I have two girls ages 8 and 10, I know I'm not alone, but will be forced to leave this area we've loved so much. As I'm not alone, this will leave to a drop in home values and increase in rentals PRP.

As a good friend played an integral role in the development of the section 8 units on cane run rd a few years ago, I know there are better places to build them where they won't so directly affect the long-time residents.

My neighbors have been here 30, 35, 19 and 15 years.

Sincerely,

Ken Rogers

6505 Cady Dr.

Sent from my iPhone

Begin forwarded message:

From: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>
Date: July 13, 2021 at 1:15:12 PM EDT
To: Max Imus <maximus.veredus@gmail.com>
Subject: RE: Gagel Farm proposal concerns

Mr. Rogers,
Thank you for your comments on this case. I will add them to the record.
Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Max Imus <maximus.veredus@gmail.com>
Sent: Tuesday, July 13, 2021 1:11 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Gagel Farm proposal concerns

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Hello,
I've lived next to Gagel farm for 19 years and share a property line.
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Also, the decision to make them low-income shows that crime will increase on average +76.3%. As I have two girls ages 8 and 10, I know I'm not alone, but will be forced to leave this area we've loved so much. As I'm not alone, this will leave to a drop in home values and increase in rentals PRP.
As a good friend played an integral role in the development of the section 8 units on cane run rd a few years ago, I know there are better places to build them where they won't so directly affect the long-time residents.

My neighbors have been here 30, 35, 19 and 15 years.

Sincerely,

Ken Rogers

6505 Cady Dr.

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St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:43 AM
To: St. Germain, Dante
Subject: FW: Apartments planned for Gagel Farm property

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Neil Walsh <nawals13@yahoo.com>
Sent: Tuesday, July 13, 2021 10:01 AM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Apartments planned for Gagel Farm property

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

Rick -

I am writing to voice my concerns with the plans for the old Gagel Farm property on Lower Hunter's Trace and asking you to help block the rezoning request. As you know, Gagel Farms sits in the middle of many established neighborhoods that have existed and grown organically for decades. Dropping 1k additional people right smack in the middle of the neighborhoods will be a recipe for disaster regarding traffic, crime, and noise/visual pollution. The surrounding roads are already too congested and the stores overcrowded. Grandel Farms will now be sandwiched on both sides by section 8 housing, the existing side (Feyhurst) already leads to high crime in and around our neighborhood. Auto break-ins have been increasing in the neighborhood with one resulting in shot fired at the homeowner, and the residents are STILL reeling from the hit and run incident where a heroin influenced driver ran over and killed a young boy in front of his parents while riding his bike through our neighborhood. These are \$300k+ homes that people have spent their life obtaining and maintaining. If you allow the property value to plummet to squeeze in some unnecessary apartments this will be the final nail in the coffin for the south end. The people in these neighborhoods grew up in the south end, they stayed in the south end after obtaining higher education and well paying jobs (while many others fled to safer, nicer parts of town), they wanted to stay true and help the south end grow and succeed the way they remembered it growing up. If you take away the remaining strongholds by watering them down with low-income housing, you will be saying goodbye to your college educated, high salary constituents.

Does all of that sound snobby? Yes it does, but it is a fact that property values, safety and quality of life will plummet in surrounding areas with this development. Low income options are great. Building low income options at the expense of high income neighborhoods is NOT great. There are plenty of other locations around Louisville that they can be built without complete disruption to the surrounding neighborhoods, ones with crucial resources such as bus lines, grocery stores and pharmacies nearby. This location is not that. This will affect a large number of your voters and the future of your district. Please take these concerns very seriously and let us know that you will help protect our neighborhoods from over-development.

Than you,

Neil Walsh
5424 Galaxie Drive
40258

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:43 AM
To: St. Germain, Dante
Subject: FW: Proposed 192 unit apartment construction on Lower Hunters trace

Follow Up Flag: Follow up
Flag Status: Flagged



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Melissa Smith <missyky88@att.net>
Sent: Tuesday, July 13, 2021 9:39 AM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Proposed 192 unit apartment construction on Lower Hunters trace

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Mr. Blackwell,

We received a notice of new construction on Lower Hunters Trace where Gagel Farms use to be, right next to dhacklette elementary school. The land was sold at auction to make way for a proposed 192 unit apartment complex. I have a few concerns over this proposal.

As a long time resident, I've watched the area grow, decline and then steady out, I foresee another decline. With the proposed apartments, the congestion and traffic will be a nightmare. It is already hard to leave three of the 5 neighborhood entrances. Aside from that, I worry about a complex of that size, being built near an elementary school. People already drive lower Hunters faster than they should be adding more cars near a true neighborhood school could be dangerous.

I'm not against growth or apartments. I'm against the size of this proposal. It is too large for this area. I hate to bother you for such things, but really felt I need to voice my opinion to someone.

Thank you for listening. As always, I appreciate what you do.

Sincerely,

Melissa Smith
2702 Marguerite Drive 40216
502-810-8991

Sent from my iPhone

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

St. Germain, Dante

From: Haberman, Joseph E
Sent: Wednesday, July 14, 2021 9:24 AM
To: St. Germain, Dante
Cc: Davis, Brian
Subject: FW: Public Hearing Item Comment Form [#76]

Follow Up Flag: Follow up
Flag Status: Flagged

Comment for the file.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, July 13, 2021 6:09 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#76]

Name *	Linda Bandy
Address *	 5204 Clint Way 5204 Clint Way Louisville, KY 40258 United States
Email	linda.bandy@hotmail.com
Phone Number	(502) 640-5703
What is the case number of the development application? *	21-ZONEEPA-0071
Comments *	I would like to strongly oppose this change to build a large apartment complex. This area is already congested with traffic from the Greenbelt as well as Terry to Dixie and I feel the additional traffic will be a burden to those living in the adjacent subdivisions. It is already difficult to get onto Lower Hunters. If you must rezone please make it single family dwellings.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

St. Germain, Dante

From: Hannah Oliver <hannah2325@yahoo.com>
Sent: Wednesday, July 14, 2021 12:22 PM
To: St. Germain, Dante
Cc: Dad Ipad; Mary a Bishop
Subject: Concerns over Gagel Farm property

Follow Up Flag: Follow up
Flag Status: Flagged

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 Dante,

I would like to voice my concern over the plans for the Gagel Farm property on Lower Hunters Trace. I think it's a bad plan for the community as a whole. The neighbors will lose their privacy, as it is a 3 story structure. The street is already busy and cannot handle an additional 192 families coming in and out of 1 location on Lower Hunters. I feel like it will eventually result in Lower Hunters needing to be widened, which will take a long time, involve moving pipes and gas lines and take out a good portion of the current residents property on Lower Hunters that have lived their for their entire lives. It really infringes on the privacy of the current residents. Several people along Cady and neighboring streets have inground pools in their backyards and will now have an audience when they are in their own backyards. I just don't feel like it's a good plan. I understand for monetary purposed, the owner will benefit long term from tenants so I get that part. But it has a negative impact on literally everyone else in this community. A plan that involves 1 story complexes that allows some of the trees to stay and have nice landscaping would be a happy compromise that benefits everyone involved. I understand that no one likes change and that ideally George Gagel would have sold his land to a neighboring farm so it could all be maintained. We all understand that ship has sailed. But this plan is the polar opposite and does not consider the area, the traffic flow or the current residents. I assure you if this was going directly across the street from Rick Blackwell or David Greenburg, they would have strong feelings about it as well.

Thank you,
Hannah Oliver

St. Germain, Dante

From: Neil Walsh <nawals13@yahoo.com>
Sent: Wednesday, July 14, 2021 12:44 PM
To: St. Germain, Dante
Subject: Apartments planned for Gagel Farms on Lower Hunters

Follow Up Flag: Follow up
Flag Status: Flagged

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 Dante -

Please do not approve the rezoning of the Gagel Farm property for low income apartments. The surrounding area consists of decades old, organically grown, established neighborhoods. Dropping 1k new people on a small plot will create a logistical nightmare for the people in the region. Traffic is already bad on the main roads, the sight-lines will be ruined, littering will be rampant, the stores overcrowded (they already are!), and crime will increase. The cut-through traffic and speeding in local neighborhoods is so bad we have had to erect speed bumps (finally approved after a young boy was killed in front of his parents by a heroin-influenced driver while said boy was riding his bike on a neighborhood sidewalk). Hunters Point and Grandel Farms are 2 of a very small handful of higher income housing in PRP, dropping low income housing in the middle of these neighborhoods will not bring up the quality of low income areas, it will instead cause the few remaining higher value areas to plummet. Many of us have roots in the south end going back multiple generations. As a 40 year old, many of my peers that have been educated and out-earn their parents made an immediate dash to the east end. Some of us stayed around, injecting our paychecks back into the place we grew up in an effort to rejuvenate the area....and we have been quite successful to date as evidenced by the business boom on Dixie the last 10-15 years. Unfortunately, the city's efforts to plant low-income apartments on any and every empty plot of land in-between our safe, established neighborhoods is seriously undercutting our efforts. Grandel Farms is already bordered by low-income, extremely HIGH crime apartments to the south. Adding another 190 units to the north makes the neighborhood a direct route connecting the 2, effectively killing the value of the neighborhood overnight for everyone that has invested their life's savings into their homes here.

Approving low-income housing on Lower Hunters is the best way to initiate a mass exodus of the higher income earning families from the PRP area. There are plenty of other places around Louisville that make much more logical sense and would cause much less disruption than on Lower Hunters. There are not enough groceries, gas stations, schools, sidewalks, bus-lines or lanes to continue supporting mass implants into the area. The region is still digesting and adapting to the population increase from the Cane Run housing added within the last few years. Spread the burden across the city, we cannot continue handling every new low income project in this established area. When the current generation of born/raised south-enders uproots and leaves.....that will be it, there will be no resurgence in the future. Please save what many of us have worked so hard to create and make the decision that is best for the current residents in the area. As for the potential/future residents of the apartments, they can be just as happy and fortuitous in one of many other locations around the city.

Please vote this down.

Sincerely,

Neil Walsh

Current resident of Galaxie Drive, childhood home on Alps Road, former student of Shacklette Elementary...all of which will be directly and negatively affected by this initiative

St. Germain, Dante

From: MISSIE GARDNER <missie6188@att.net>
Sent: Wednesday, July 14, 2021 5:05 PM
To: St. Germain, Dante
Subject: Gagel Farms- Lower Hunters Trace - Southwest Jefferson County Plan for Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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

This email is being written as my formal objection to the building of the proposed apartment complex at Gagel Farms. Please include this objection as part of the public record that is presented during the hearing.

I reside at 6614 Sky Blue Ave and this proposed complex would be in my neighborhood. I strongly object to the building of this complex as the challenges that come along with such properties always impacts the surrounding homes and destroy once vibrant and well cared for neighborhoods/communities.

The following are the basis to my objections.

1. Car Traffic - Lower Hunters Trace, Sky Blue Ave, and Dixie Highway is already heavily congested and adding this amount of additional car and bus traffic would aggravate an already congested area.
2. Foot Traffic - With low-income properties, the foot traffic will increase dramatically. This means more people walking through the neighborhood and through our private property as not all the yards are connected to public sidewalks.
3. Drugs - Statistics show lower income complexes such as these have increased rate of drug use and dealing.
4. Crime- Our area is already struggling with higher crime thanks to the low-income housing off Feyhurst Drive. Drive by shootings, domestic violence, and other dangerous crimes have been on the rise and adding more low-income housing will exasperate this issue.
5. Lower Property Values- Eventually, all the negative aspect of having low-income housing in our neighborhood will lead to a decrease in property values, this is the same thing that happened to the west end neighborhoods because of a higher concentration of low-income housing in that area.
6. Rental Homes- due to the increased drug, crime, traffic, and other issues related to these complexes, homeowners will begin to sell and when the property values decline the nice community around this complex will turn into rental properties.
7. This is proposed three story complexes. No building in this area, other than PRP High School, towers three stories tall. This means visibility into neighboring yard thus eliminating privacy in a neighborhood.

These kinds of projects are killing older established communities in the county. All because downtown wants to get the low-income folks out of the city and push them elsewhere in the county. Middle class residents of Jefferson County are then exposed to this increased crime and violence which forces them to leave the area they grew up in and loved all their life. The southwest end of Jefferson County, specifically PRP, is dying because of these types of projects. We see beggars daily standing at major intersections, we see meth addicts walking our strip mall on Dixie Highway and OD'ing in the public restrooms at the local Kroger Store on Terry Road, we have had to deal with people driving down suburb streets and randomly firing guns into homes, and we have had increased burglaries. This area used to not have this kind of crime prevalent in our community, but with the increase in low-income housing we are seeing this more and more. Put this complex elsewhere. The southend of Jefferson County already has its share of these types of complexes.

Instead, how about we invest in this land and make a place for our youth to go to be engaged and stay out of trouble. There are literally hundreds of different uses, positive uses, for this land that no one want to investigate. Instead, let us jam as many people into a small area as we can and destroy another neighborhood that is established and has been well cared for up to this point.

There are so much more issues attached to these projects, but I only selected the top issue on my concerns list.

Regards,
Missie Gardner-Weis

6614 Sky Blue Ave

Louisville, KY 40258

missie6188@att.net

St. Germain, Dante

From: dumplin1978@yahoo.com
Sent: Wednesday, July 14, 2021 5:07 PM
To: St. Germain, Dante
Subject: Gagel Farms- Lower Hunters Trace - Southwest Jefferson County- Proposed Apartment Complex

Follow Up Flag: Follow up
Flag Status: Flagged

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

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3. Drugs - Statistics show lower income complexes such as these have increased rate of drug use and dealing.
4. Crime- Our area is already struggling with higher crime thanks to the low-income housing off Feyhurst Drive. Drive by shootings, domestic violence, and other dangerous crimes have been on the rise and adding more low-income housing will exasperate this issue.
5. Lower Property Values- Eventually, all the negative aspect of having low-income housing in our neighborhood will lead to a decrease in property values, this is the same thing that happened to the west end neighborhoods because of a higher concentration of low-income housing in that area.
6. Rental Homes- due to the increased drug, crime, traffic, and other issues related to these complexes, homeowners will begin to sell and when the property values decline the nice community around this complex will turn into rental properties.
7. This is proposed three story complexes. No building in this area, other than PRP High School, towers three stories tall. This means visibility into neighboring yard thus eliminating privacy in a neighborhood.

These kinds of projects are killing older established communities in the county. All because downtown wants to get the low-income folks out of the city and push them elsewhere in the county. Middle class residents of Jefferson County are then exposed to this increased crime and violence which forces them to leave the area they grew up in and loved all their life. The southwest end of Jefferson County, specifically PRP, is dying because of these types of projects. We see beggars daily standing at major intersections, we see meth addicts walking our strip mall on Dixie Highway and OD'ing in the public restrooms at the local Kroger Store on Terry Road, we have had to deal with people driving down suburb streets and randomly firing guns into homes, and we have had increased burglaries. This area used to not have this kind of crime prevalent in our community, but with the increase in low-income housing we are seeing this more and more. Put this complex elsewhere. The southend of Jefferson County already has its share of these types of complexes.

Instead, how about we invest in this land and make a place for our youth to go to be engaged and stay out of trouble. There are literally hundreds of different uses, positive uses, for this land that no one want to investigate. Instead, let us jam as many people into a small area as we can and destroy another neighborhood that is established and has been well cared for up to this point.

There are so much more issues attached to these projects, but I only selected the top issue on my concerns list.

Regards,
Robert Weis Jr.

6614 Sky Blue Ave

Louisville, KY 40258
dumplin1978@yahoo.com

St. Germain, Dante

From: Jim Hilpp <jeds75@hotmail.com>
Sent: Wednesday, July 14, 2021 7:18 PM
To: St. Germain, Dante
Subject: Property: GKG/Lower Hunters Trace, Case #21-ZONEPA-0071

Follow Up Flag: Follow up
Flag Status: Flagged

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 are writing in opposition of the rezoning of the property located at 2400 Lower Hunters Trace to R-6 Multi-family residential.

As residents of Heavenly Heights Subdivision for over 30 years we have experience first hand the continuing growth of this densely populated area. Lower Hunters Trace is one of the more heavily traveled streets in Pleasure Ridge Park, connecting Dixie Highway and Terry Lane. The daily result of adding 200 to 300 more vehicles owned by residents of numerous three story apartment buildings with access only on Lower Hunters Trace is inconceivable.

The close proximity of these proposed apartments to Shacklette Elementary School would also greatly compound the traffic problem caused by the large number of school buses and the daily transportation of car riders which is already a huge safety concern for staff and parents.

James and Darlene Hilpp
6621 Lunar Dr

Sent from [Mail](#) for Windows 10

St. Germain, Dante

From: Mary Bishop <marybishop2325@gmail.com>
Sent: Wednesday, July 14, 2021 9:28 PM
To: St. Germain, Dante
Subject: Gagel's Farm Property

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dante,

The proposed 8 3-story apartments with 192 residences across the street from where we live have made us heartsick. It's one of the worst scenarios we could have imagined. It's over 10 beautiful acres. Ten single-family homes on 1 acre would be ideal. 20 homes on a 1/2 acre, great. A single level retirement home or condos, nice. But not these in-your-face apartment buildings, please. I would ask the developer to be respectful of all of us who live, love and support the Southend. Don't put anything in our front yard that you wouldn't put in yours.

The increased traffic is also a huge concern. There are times during the day we cannot get out of our driveway between the busses from the school, Riverport getting off work, semi's cutting through on Lower Hunters and the apartments that we already have across from the farm.

We ask that you do not do this to us but instead do something even better for us and this entire community. Reconsider your plan and let's make this development something we can all be proud of instead of making us want to put a for sale sign in our yard before it's too late.

Thank you,

Mary and Jerry Bishop

St. Germain, Dante

From: Heather Wright <hmwright81@yahoo.com>
Sent: Wednesday, July 14, 2021 11:07 PM
To: St. Germain, Dante
Subject: Section 8 Develop. On Lower Hunters

Follow Up Flag: Follow up
Flag Status: Flagged

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,

I would like to express my concerns regarding the Section 8 housing that is planning to take place at the old Gagel Farm on Lower Hunter's.

Im strongly against this development for our local community. I have been a neighborhood resident all my life and have notice the negative changes we have encountered. This would include the increase violence, vandalism and crime. Many of the problems stem from such housing that is being planned for this area. Feyhurst Apartments and additional housing in that area is just one example where the crime has grown. Drugs, stolen vehicles and domestic crimes are also in that area.

With this new development, the traffic and population will also increase in what is already a crowded part of town. It is extremely difficult to cross the road with traffic and all schools in the area are over populated.

I have spoken with several friends and neighbors, none wanting to live next to such housing. As tax payers and home owners, we have worked extremely hard for our homes. With this additional housing, many homeowners will sell and leave. We live here because of the small community feel. This Section 8 development is not for our neighborhood.

Thank you,

Heather Wright

Sent from my iPhone

St. Germain, Dante

From: Ashley LaRue <arlarue@yahoo.com>
Sent: Wednesday, July 14, 2021 11:36 PM
To: St. Germain, Dante
Subject: Apartment Building Proposal at Gagel Farms

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Dante!

My name is Ashley LaRue and I am

A homeowner in the Heavenly Heights Neighborhood. I have been a residence for the last 15 years. I was told that you are the person to reach out to in regards to concerns with the proposal. The impact this proposal will have on our community is beyond concerning. Traffic alone is a big concern for me. Lower Hunters is a very busy street and if you add 190 additional families there is no way that we will be able to get in and out of our neighborhood. This will impact our day to lives including getting to and from work , picking up kids, or just the safety aspect of walking through our neighborhood. Also brining low income housing will impact the resale value of our homes. Please consider the impact this decision can have on the people of the south end! I am proud of being from the southend, but I can promise this will cause me to move out of the area.

Thanks!
Ashley LaRue

[Sent from Yahoo Mail for iPhone](#)

St. Germain, Dante

From: shawn watkins <502moose@gmail.com>
Sent: Thursday, July 15, 2021 2:01 AM
To: St. Germain, Dante
Subject: Gagel Farm Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing this in opposition of the planned apartments at the old Gagel Farm. I have been a member of this community for over 35 years and a development like this is not what the community needs. The issues with speeding and traffic in the area are bad enough already, the addition of 192 apartments would not be helpful. Lower Hunters Trce and the surrounding roads are crowded enough.

In addition, I believe that if there are going to be planning meetings and discussions about this development it needs to be done physically and not only available via the internet. I am not one of the oldest members of this community but the community is full of lifelong members that are elderly, they may not be good with internet meetings and sending emails, just like I am not. I believe that if this was the other side of Louisville this development would get more attention and availability of in person meetings where the community could voice their opinions in person.

Once again, I am writing this to let it be known I oppose the building of the apartments at the old Gagel Farm. Thank you for your time and I hope this reaches the correct ears.

Sincerely,
Huel and Susan Watkins
(My son had to write this for me because I am not familiar with email)

St. Germain, Dante

From: Diane Forrest <dsfiscool@yahoo.com>
Sent: Thursday, July 15, 2021 10:02 AM
To: St. Germain, Dante
Subject: Apartments on Lower Hunters

Follow Up Flag: Follow up
Flag Status: Flagged

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As a resident in the Lower Hunters area, I am opposed to any apartments being built in present residential areas, including the proposed apartments at the old Gagel farm. Heavy traffic is already an issue on Lower Hunters, apartments would only increase that problem. There is also the issue of a potential decrease in property value, tenants not being responsible for the property since they have no personal stake through ownership and the risk of increasing an already spiking crime rate.

Thank you.

Diane Forrest, Louisville, KY

St. Germain, Dante

From: ssmetz1@gmail.com
Sent: Thursday, July 15, 2021 12:38 PM
To: St. Germain, Dante
Subject: Gagel Farm

Follow Up Flag: Follow up
Flag Status: Flagged

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We live across Lower Hunters from Gagel Farms in a subdivision We are totally against this plan. There is enough traffic on Lower Hunters now. We don't need anymore and my grandchildren go to Shacklette Elementary and I don't want any children around those kind of people and apartments. Build them out east where there is more room and let the people out that way deal with some of these apartments. The value of our homes are going to go down. Would you want this next to your neighborhood.

Thank you
Sharon Steinmetz
Arvis Dr

Sent from my iPhone

St. Germain, Dante

From: Samantha Helms <samantha.helms@hotmail.com>
Sent: Thursday, July 15, 2021 1:25 PM
To: St. Germain, Dante
Subject: Fw: Gagel Farm Proposed Apartment Complex - Property CKG/Lower Hunters Trace - Case 21-ZONEPA-0071

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

My family and neighbors have recently found out about the planned affordable housing apartment complex being planned on Lower Hunters Trace. My in-laws and I both reside on Nigel Dr., which is about a block and a half from the proposed site. We live in the Wilke Heights neighborhood directly across from the property (off of Mt Everest). We received no notifications of the proposed building plans and were only alerted to the issue through Facebook postings on our neighborhood group pages.

Everything I have seen so far says that the complex is supposed to have an urban feel. The surrounding neighborhoods are suburbs. The residents have chosen a suburban lifestyle and the majority have no desire to make our part of town more city like. Many of the residents in these neighborhoods have been here for multiple decades, including my husband, who grew up on Nigel Dr, and his parents. There are so many negative effects that this complex will bring and we hope you consider the pleas of the community and place the complex elsewhere.

Traffic on Lower Hunters is already heavy. Getting out of the neighborhood at Mt Everest is already difficult depending on the time of day. By adding a complex that holds hundreds of additional residents, it will gridlock an already overpopulated traffic situation. Also, I am assuming that a light would have to be placed at the entrance, across from Mt Everest. This will add additional traffic as well as road noise to our area.

Crime has been on the uprise in the area, in what used to be a relatively crime free safe place to raise our families. By adding hundreds of more residents, this will just add to the already growing problems. Most affordable income properties have a history of additional crime, and this will drive out many of the long-term residents of the area. The people in this part of town have worked hard to purchase and maintain their houses and this will dramatically affect the quality of life and lifestyles of the surrounding areas in a negative way. After paying thousands of dollars for their homes, the current residents will also suffer drastic property value losses.

Lower Hunters Trace is not a good option for this complex. Affordable housing is needed, but it needs to be placed in an area where it will not be out of place and negatively affect the existing residents of the area. Please do not destroy our small town feeling suburban neighborhoods by adding this massively out of place complex.

Thank you,

Samantha Helms

samantha.helmd@hotmail.com

St. Germain, Dante

From: Jamie and Missy Smith <jandmsmith@outlook.com>
Sent: Thursday, July 15, 2021 1:28 PM
To: St. Germain, Dante
Subject: Gagel Farm Proposed rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Dante,

My family and I recently moved back to PRP, specifically just a couple of blocks from the old Gagel farm. We recently caught word of what the proposal is for the property and want to ensure our voice is heard.

Is there a chance this could/would be come a low income, section 8 housing apartments? How do we vote to ensure that is not the case.

Once something is zoned multi family, is there any restriction to keep it from becoming section 8 or low income?

How will tenants be monitored being in the front yard of an elementary school?

We are unable to make all of their evenings meeting and want clear answers to our questions.

We do not need the added traffic and potential for increase in crime and drug related issues on the already stressed two laned Lower Hunters.

Thank you!
Jamie & Missy Smith

St. Germain, Dante

From: Tim Wilkins <twilkins1215@yahoo.com>
Sent: Thursday, July 15, 2021 1:47 PM
To: St. Germain, Dante
Subject: Proposed Section 8 housing on Lower Hunters in PRP

Follow Up Flag: Follow up
Flag Status: Flagged

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I am against any low income housing. Lowering property value and increased crime being the reason.

Tim Wilkins

2713 Bagby Way

Louisville, KY 40216

Sent from my iPhone

St. Germain, Dante

From: Michael McClanahan <bigamac34@gmail.com>
Sent: Thursday, July 15, 2021 2:10 PM
To: St. Germain, Dante
Subject: Apartments at Gagle earn

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hey Dante having lived in Prp for the last 53 years I can tell you that the traffic is so bad now with recent apartments going in on Cane run north of Rockford Lane auto Greenbelt south of Greenwood Road by Behind the old Westland mall of Dixie highway of Dixie highway in south valley station has caused so much more traffic we don't need anymore just trying to navigate through upper hunters lower hunters sky blue Terrie area is almost impossible sometimes instead of building apartments let's help those build wealth by building homes or townhomes take some of those who qualify for section 8 and use some of the surplus money metro government has for their down payments for those who qualify instead of having 194 units maybe have 50 to 75 homes and instead of the apartment building owner getting rich we will help those 50 to 75 people get out of bad areas into a home which to statistically Proves builds wealth overtime and helps people get out of poverty so I would strongly suggest not to get apartments at that location but to push to build homes to help those climb out of poverty and not be stuck in apartments that they will never own thanks for your time and consideration

Sent from my iPhone

St. Germain, Dante

From: Blazis, Heather
Sent: Thursday, July 15, 2021 3:13 PM
To: St. Germain, Dante
Subject: FW: Apartments on Lower Hunters

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to official record



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: william bryant <wcb4122@yahoo.com>
Sent: Thursday, July 15, 2021 3:06 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Apartments on Lower Hunters

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

The Voters of Heavenly Heights subdivision strongly oppose this development and will remember you come Election Day if it is allowed to happen!

[Sent from Yahoo Mail for iPhone](#)

St. Germain, Dante

From: Blazis, Heather
Sent: Thursday, July 15, 2021 3:17 PM
To: St. Germain, Dante
Subject: FW: Lower Hunters Gagel Farm Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to official record



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: travisvarble@gmail.com <travisvarble@gmail.com>
Sent: Thursday, July 15, 2021 1:11 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Lower Hunters Gagel Farm Zoning Change

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

Representative Blackwell,

I am a resident of Hunters Point and have lived in this area for 34 years after growing up in Clarksville, IN. My wife, her family and friends all grew up in this area. It is important that we maintain the integrity of this area as a single family residential community. We do not need this housing complex in our neighborhood(s). We have a small apartment complex near this area and it is more than enough.

It would be better served if this property became a park-like setting, as there are in the east end, to serve our community area. What better place than to create an area to walk in, and play in? This property was a staple for a great family of this area and they served the area with fresh flowers and produce. The park should be named and honor the Gagel family.

When you represent your neighbors consider what would be best for them and yourself as a resident of this area. Vote no for any zoning change.

Thanks for your consideration,

Travis Varble
Hunters Point Circle

St. Germain, Dante

From: Blazis, Heather
Sent: Thursday, July 15, 2021 3:18 PM
To: St. Germain, Dante
Subject: FW: Gagel Farm Proposed Appartment Complex - Property CKG/Lower Hunters Trace - Case 21-ZONEPA-0071

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to official record



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Samantha Helms <samantha.helms@hotmail.com>
Sent: Thursday, July 15, 2021 12:15 PM
To: dante.stgermain@louisvilleky.gov; Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Gagel Farm Proposed Appartment Complex - Property CKG/Lower Hunters Trace - Case 21-ZONEPA-0071

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Hello,

My family and neighbors have recently found out about the planned affordable housing apartment complex being planned on Lower Hunters Trace. My in-laws and I both reside on Nigel Dr., which is about a block and a half from the proposed site. We live in the Wilke Heights neighborhood directly across from the property (off of Mt Everest). We received no notifications of the proposed building plans and were only alerted to the issue through Facebook postings on our neighborhood group pages.

Everything I have seen so far says that the complex is supposed to have an urban feel. The surrounding neighborhoods are suburbs. The residents have chosen a suburban lifestyle and the majority have no desire to make our part of town more city like. Many of the residents in these neighborhoods have been here for multiple decades, including my husband, who grew up on Nigel Dr, and his parents. There are so many negative effects that this complex will bring and we hope you consider the pleas of the community and place the complex elsewhere.

Traffic on Lower Hunters is already heavy. Getting out of the neighborhood at Mt Everest is already difficult depending on the time of day. By adding a complex that holds hundreds of additional residents, it will gridlock an already overpopulated traffic situation. Also, I am assuming that a light would have to be placed at the entrance, across from Mt Everest. This will add additional traffic as well as road noise to our area.

Crime has been on the uprise in the area, in what used to be a relatively crime free safe place to raise our families. By adding hundreds of more residents, this will just add to the already growing problems. Most affordable income properties have a history of additional crime, and this will drive out many of the long-term residents of the area. The people in this part of town have worked hard to purchase and maintain their houses and this will dramatically affect the quality of life and lifestyles of the surrounding areas in a negative way. After paying thousands of dollars for their homes, the current residents will also suffer drastic property value losses.

Lower Hunters Trace is not a good option for this complex. Affordable housing is needed, but it needs to be placed in an area where it will not be out of place and negatively affect the existing residents of the area. Please do not destroy our small town feeling suburban neighborhoods by adding this massively out of place complex.

Thank you,

Samantha Helms

samantha.helmd@hotmail.com

St. Germain, Dante

From: Blazis, Heather
Sent: Thursday, July 15, 2021 3:40 PM
To: St. Germain, Dante
Subject: FW: Lower Hunters

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the official record



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Diane Forrest <dsfiscool@yahoo.com>
Sent: Thursday, July 15, 2021 10:34 AM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Lower Hunters

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As a lifelong resident of the Lower Hunters area, I am very concerned with the amount of development being proposed for our neighborhoods. Everything, from the proposed Tarc routes to the new apartments being suggested for the old Gagel nursery and the apartments being suggested at Kerrick and Distler, is being shoved onto a longstanding single-family home residential area that does NOT want this here!

I have read that the proposals would give this area an "urban feel". Anyone in metro government would have to be politically tone deaf to think the residents of southwest Jefferson County believe that "urban feel" is a selling point. There are families here who have been in the same homes for decades, who are now watching their government attempting to redefine this area into something that it is not.

Crime is already on the rise. I just drove past the scene of yet another shooting yesterday on St. Andrews at an apartment complex there. Again, we do NOT want that here.

Traffic is already reaching overwhelming levels on Lower Hunters, and adding hundreds more vehicles by stacking more people on top of one another is not just poor planning, it is shortsighted and foolish.

This area takes pride in what we own, because we worked for it. That's who we are. And, we have legitimate concerns about adding anything to our backyards that would diminish the lives we have built for ourselves and our families.

I personally have no issue with providing affordable housing, my issue is with the location and with those in government who are being paid to represent our concerns but are not doing so. Please, keep that in mind.

Regards.

Diane Forrest

St. Germain, Dante

From: Blazis, Heather
Sent: Thursday, July 15, 2021 3:46 PM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1452]

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the official record



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Thursday, July 15, 2021 3:35 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1452]

Name	William Clark
Address	 5334 Oak Lea Dr Louisville, id_277 40216 United States
Phone Number	(502) 415-1481
Email	william.dave2005@gmail.com
Comments	Hi Rick, My wife & I are concerned about the proposed development of the old Gagel Farm. As I'm sure you're aware, the apartment complexes & lower end real estate built in PRP over the past decade or so has driven the density of people to a level we're not equipped to handle. Crime has been rising since these developments came about! Please do not support any add'l multi-family units within our neighborhoods. Single

family homes are understandable. There's also plenty of room on the greenbelt, near Riverport.

St. Germain, Dante

From: Marlene <wprmmr@aol.com>
Sent: Thursday, July 15, 2021 4:13 PM
To: St. Germain, Dante
Subject: Gagel Farm Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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I vote NO to allowing this project to continue.

The following was written by someone else but states things I agree with and all is stated nicely. Thanks for reading.

-- As a lifelong resident of the Lower Hunters area, I am very concerned with the amount of development being proposed for our neighborhoods. Everything, from the proposed Tarc routes to the new apartments being suggested for the old Gagel nursery and the apartments being suggested at Kerrick and Distler, is being shoved onto a longstanding single-family home residential area that does NOT want this here!

I have read that the proposals would give this area an "urban feel". Anyone in metro government would have to be politically tone deaf to think the residents of southwest Jefferson County believe that "urban feel" is a selling point. There are families here who have been in the same homes for decades, who are now watching their government attempting to redefine this area into something that it is not.

Crime is already on the rise. I just drove past the scene of yet another shooting yesterday on St. Andrews at an apartment complex there. Again, we do NOT want that here.

Traffic is already reaching overwhelming levels on Lower Hunters, and adding hundreds more vehicles by stacking more people on top of one another is not just poor planning, it is shortsighted and foolish.

This area takes pride in what we own, because we worked for it. That's who we are. And, we have legitimate concerns about adding anything to our backyards that would diminish the lives we have built for ourselves and our families.

I personally have no issue with providing affordable housing, my issue is with the location and with those in government who are being paid to represent our concerns but are not doing so. Please, keep that in mind. ---

Marlene Roseberry
6700 Everton Drive
40258
502-447-5052

[Sent from the all new AOL app for iOS](#)

St. Germain, Dante

From: Sarah Adkins <sadkinsdesign@gmail.com>
Sent: Thursday, July 15, 2021 5:58 PM
To: St. Germain, Dante; debbie.corbett@dinsmore.com
Subject: Comment Regarding Property: GKG/Lower Hunters Trace Case: 21-ZONEPA-0071

Follow Up Flag: Follow up
Flag Status: Flagged

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Regarding the proposed affordable housing development at 2400 Lower Hunters Trace by GKG Investments, LLC:

As a lifelong resident of Pleasure Ridge Park in Southwest Jefferson County, who lives less than five minutes from the proposed construction site, and as someone who after becoming the first person in my family to earn a degree only to end up back home, cohabitating with my parents due to medical bills and student loans; I am very concerned about Louisville's lack of low-income and affordable housing.

In the past year, Louisville's homeless population has increased exponentially. This past February, we experienced record low temperatures and thousands of people including battered women, innocent, children, and our veterans had no shelter. Our Metro Government had put aside no emergency funds and were it not for local groups such as Hip Hop Cares providing necessities and Douglass Boulevard Christian Church raising money to put them up in hotels, hundred of our neighbors would have frozen to death.

Louisville has a severe lack of affordable housing and the cost of rent (let alone buying a home) isn't affordable for a person making minimum wage, working full-time in any U.S. state.

I have worked hard my entire life. I graduated high school valedictorian, earned \$60,000 scholarships, and graduated college with honors. I did work-study in college, and despite a horrific job market upon my graduation; I worked for three years wherever I could before finding work in my field. I have had my current full-time position with an internationally successful software company for almost nine years.

Without more affordable housing in my community, I will never be able to have an apartment, let alone a home of my own.

I welcome the proposed housing community next to Shacklette Elementary.

-Sarah Adkins
Graphic Designer & Illustrator
Pleasure Ridge Park
Louisville, Kentucky
sadkinsdesign@gmail.com
(502) 303-2177

--

-Sarah

Sarah Adkins
Graphic Designer & Illustrator
502-303-2177
SarahAdkinsDesign.com



St. Germain, Dante

From: Paula Burton <paula.burton1@yahoo.com>
Sent: Thursday, July 15, 2021 6:15 PM
To: St. Germain, Dante
Subject: Heavenly Heights Neighborhood/Section 8 development

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing in regards to the possible section 8 housing development proposed for the property on Lower Hunters Trace that was previously Gagel Farms. As a member of this south end community for my entire life, this concerns me for several reasons:

- 1) Lower Hunters Trace has already become congested with traffic as has most south end roads. To add 193 units will only add to the traffic issues.
- 2) Section 8 housing will lower the property value of the homes in the surrounding area.
- 3) Research shows that when section 8 housing complexes move in, area crime goes up.

Whereas people using section 8 housing and wanting in this area will benefit, there will only be negative kick-back for the community residents. I see no benefits for the people that have lived here and contributed to the community.

Again, as a member of the south end community who not only lives here but teaches in the area as well, I am hoping you will take these points into consideration. Thank you for your time.

Paula Burdon

Sent from my iPhone

St. Germain, Dante

From: Christina Vincent <sing4him2day@gmail.com>
Sent: Thursday, July 15, 2021 6:25 PM
To: St. Germain, Dante
Subject: Proposal - Lower Hunters - Section 8 housing

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. St. Germain:

This is my formal request for you not to put Section 8 housing in front of Shacklette Elementary School (Lower Hunters Trace Rd). The traffic on Lower Hunters is frequently heavy and it makes it difficult for persons trying to enter/exit the surrounding neighborhoods. This proposal will make the problem worse.

I would also like for us to publicly receive the crime statistics related to other such developments within the city and specifically our area before any final decision is made. I am concerned for the safety of the students and faculty at Shacklette and for our surrounding neighborhoods.

I am not able to attend the meeting tonight.

Thank you for addressing these concerns.

Sincerely,
Christina Vincent
5321 Oak Lea Dr
Louisville, KY. 40216
sing4him2day@gmail.com

St. Germain, Dante

From: Nancy Sullivan <badgmur@gmail.com>
Sent: Thursday, July 15, 2021 6:38 PM
To: St. Germain, Dante; Debbie.Corbett@dinsmore.com
Subject: Comment Regarding Property: GKG/Lower Hunters Trace Case: 21-ZONEPA-0071

Follow Up Flag: Follow up
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I was thrilled to learn about this proposed affordable/low income housing project. Every urban area in the US is suffering- that means that many residents are suffering- from an enormous lack of affordable housing. As a result, many families are doubled up in apartments or else forced to live on the street or in a shelter.

I cannot even imagine the number of single mothers and children in this situation. It is heartbreaking, not just in the present time, but also for the future of these children.

Please support this project!

Nancy Sullivan

St. Germain, Dante

From: Beth West <baw9204@gmail.com>
Sent: Thursday, July 15, 2021 9:53 PM
To: St. Germain, Dante
Cc: Gerald Allen
Subject: Concerns regarding Gagel Farm

Follow Up Flag: Follow up
Flag Status: Flagged

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My name is Gerald Allen, I am a resident of Heavenly Heights subdivision and have been for 59 years. It is my understanding that an apartment complex is being considered for the Gagel Farm location. I feel the need to voice my concerns.

Our area of town already has an overabundance of apartment complexes. Between Greenwood Road, Lower Hunters, and Flintlock, there are already so many apartments, (more than you can count), which have not been cared for in years, and have become nothing but a huge eye sore (Feyhurst and Greenwood Road, and Flintlock).

The traffic for this area is already horrendous. The Heavenly Heights subdivision already has over 400 residents, and we have one of the largest high schools in Jefferson Co, Pleasure Ridge Park, located on Greenwood Road. To add another 200 apartment complexes on Lower Hunters, would increase the traffic and population for this small area, which has already become unbearable.

Not to mention, that currently there isn't enough eating establishments and places to shop for the number of residents in the Southend now. Why add to the problem, when you could erase some of the issues.

If you really wanted to do something for the community in this area, consider doing something for the current residents of the apartments that have no place to go for recreation. A small community park and recreation area would benefit the people, and would be good use of this large area of land.

Thanks
Gerald Allen

St. Germain, Dante

From: Blazis, Heather
Sent: Friday, July 16, 2021 10:18 AM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1454]

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the official record.



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Friday, July 16, 2021 9:56 AM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1454]

Name	Christina Britz
Address	 7421 Deer Hollow Ln Louisville, Ky 40214 United States
Phone Number	(502) 592-0732
Email	nichelle0826@aol.com
Comments	I am writing to encourage you to vote down (and encourage your colleagues to vote down) the proposal to bring the new apartment complex to Lower Hunters at the old Gagel farm. The constituents of your district are not supportive of this. We don't need multicomplex housing. Instead this land should be developed to add value to the community. Another farm similar to what was there, or some other locally owned business. No bug box stores, fast food chains

or apartment complexes. We need local owners boutique style businesses in our district.

St. Germain, Dante

From: Ken Rogers <maximus.veredus@gmail.com>
Sent: Friday, July 16, 2021 11:10 AM
To: St. Germain, Dante; clifford.ashburner@dinsmore.com
Cc: Blazis, Heather; Blackwell, Rick
Subject: Re: Gagel Farm proposal concerns

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Ashburner and Dante (for the record),

Thank you and your constituents for taking the time tonight to hear from the community regarding the proposal for Gagel Farm.

I'd to to summarize some of the concerns we voiced in tonight's meeting.

1. a. Please consider two-story, or single story units near homeowners on Cady and countering Gagel's asking price to accommodate.
1. b. 3-stories. There's another development of 3-stories nearby on cane run (LIH) and those neighbors look at skyscrapers (see pic below).
1. c. No privacy in our back yards from three stories. Many of us have women and children that play in our pools. I have two daughters. Also, neighbors across the street complain of noise and lack of privacy from the 2 story apts. in existence. Please consider, as the local realtor suggested, keeping it r4 for the cady side, or at least single-story.
1. d. How tall (age) will the trees be and evergreen? Please consider evergreens of at least 5 years old, (see picture below of immature deciduous trees that will only provide privacy for 6months out of the year after several years) for the neighbors that back up to Cady and join the property with a buttress for sound, light, privacy, etc.
2. Drainage. We already have drainage problems and have a concrete culvert built along Cady to try and deal with it. MSD even recently regraded our front yards in still more effort to deal with the runoff during these heavy storms we get living just a couple miles from the Ohio River.
3. a. Traffic: 2lanes with no left hand turning lane max 10,000 AADT. Lower Hunters already had 12930 AADT in 2018 (+17.48% over 2015) so likely 15,000+ in 2021, or 50% above the max level. 192 units would add 1344 to that number, or +10% based on a small % of frontage.

3. b. Studies have shown that living within 100m of a major thoroughfare (20,000AADT) increases risk of heart attack and stroke by up to 30% and also increases developmental delays in children. The pollution from Lower Hunter's trace already is not an insignificant issue given it's a residential street.

4. Additionally, if you could please limit noise (car stereo's, partying, etc...) from the residents by having a strict no-tolerance policy. I'm sure you would given how nice Moss creek appears to be from greenwood.

5. Also, please keep trash collection away from the neighboring residences.

6. You did a great job of addressing light pollution with regard to downward pointing and limiting the foot candles, but if you could consider using amber lights, as opposed to the LED bright white, it would give it a much better neighborhood and less industrial feel.

Thanks again for taking the time to hear from the community residents.

Sincerely,

Ken Rogers

Cady Dr. resident 19 years.

This what a nearby 3story apt looks like (with a 6foot privacy fence) on cane run/greenbelt with immature deciduous trees...



On Jul 13, 2021, at 1:10 PM, Max Imus <maximus.veredus@gmail.com> wrote:

Hello,

I've lived next to Gagel farm for 19 years and share a property line.

I have serious concerns with regard to adding 192 apartments to lower hunters, which already has AADT exceeding that of USDOT level for a major thoroughfare yet is a two lane.

Also, the decision to make them low-income shows that crime will increase on average +76.3%. As I have two girls ages 8 and 10, I know I'm not alone, but will be forced to leave this area we've loved so much. As I'm not alone, this will leave to a drop in home values and increase in rentals PRP.

As a good friend played an integral role in the development of the section 8 units on cane run rd a few years ago, I know there are better places to build them where they won't so directly affect the long-time residents.

My neighbors have been here 30, 35, 19 and 15 years.

Sincerely,

Ken Rogers
6505 Cady Dr.

St. Germain, Dante

From: Blazis, Heather
Sent: Monday, July 19, 2021 12:18 PM
To: St. Germain, Dante
Subject: Gagel Farms Project

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Dante. Can you please add these Facebook messages that Councilman Blackwell received to the official record.

Thank you,
Heather

Please stop the Gagel Project!! There is enough traffic congestion as it is out here in the PRP area. Apartments is only going to add to all the traffic problems we have now. It's time our end of town says it's enough!! Please represent us and stop this!!!
Pam Tharp

What's going on with the apartment buildings on lower hunters trace?....are we seriously gonna have this happen..the traffic now is already henderous, not to mention the crime rate that's out of control. This project must be stopped!!! Everyone is furious over this appartement project, and I am one of them. What can we do???? ...or should I sell my property and get out of the metro???

Tim Richardson

The residents of the PRP area are strongly against these new apartments in our area and will remember you come Election Day if they are allowed to happen!

Bill Bryant

Why are you backing building apartments on the the old gargle farm we have to much traffic out in PRP as it is. I thought you were suppose to be working for us This will lower property value increase crime which we have enough of already. This will do nothing but destroy the PRP neighbor with all the houses that already being built now you people are going to shove this down are throat you sure don't care about us in prp

Thomas Solomon



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

St. Germain, Dante

From: harryrsh53@gmail.com
Sent: Monday, July 19, 2021 3:12 PM
To: St. Germain, Dante
Subject: Proposed apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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This is to inform you that I am OPPOSED to the apartment complex proposal currently being considered for the Gagel Farm and the Distler road and Kerrick roads off Lower Hunter Trace. Both of these proposed complexes will put an extreme over load of traffic in this area. Lower Hunters Trace has entirely too much traffic currently coming from the Riverport area. Semi-trucks can barely fit side by side down oncoming lanes.

Do not approve this proposal our area does not need or want it.

Thank you,
Harry Sheffield
Long time PRP resident

Sent from my iPhone

St. Germain, Dante

From: Jeané Bolton <jenaecb@aol.com>
Sent: Thursday, July 22, 2021 3:32 PM
To: St. Germain, Dante
Subject: Gagel's Farm development in PRP

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Dante St. Germain:

My name is Steve Bolton. My wife and I have lived in PRP for 36 years. We are totally against the development of Gagel's Farm into 184 Section 8 apartments. Three story buildings will tower over the existing homes, as well as the nearby elementary school. The additional vehicles will overload Lower Hunters Trace. The additional hard surfaces such as roofs and parking lots will add to an already bad drainage system. The higher crime rate is not something we want or deserve.

Please consider as an alternative, housing for disabled and elderly veterans or patio homes for the elderly or group homes for organizations like Harbor House.

Please include this letter in the official record for the Planning Commission and Metro Council.

Thank you,

Steve Bolton

Sent from [Mail](#) for Windows 10

St. Germain, Dante

From: Blackwell, Rick
Sent: Wednesday, July 28, 2021 12:46 PM
To: St. Germain, Dante
Subject: FW: Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Please include as part of the official record.

Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

-----Original Message-----

From: J Milby <jmilby2@msn.com>
Sent: Wednesday, July 28, 2021 12:19 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Apartments

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 Rick,

I know you are hearing all kinds of input about the apartments proposed to go in on Lower Hunters, but I wanted to share my input.

I understand that more affordable housing is needed, but the roads and this area can't handle that much more traffic. Unfortunately, this has caused many good people in the Southend to put their homes up for sale and move out of the area. This is the breaking point for many, and may be for us too.

Instead of our area getting better, it seems to be getting worse. Is there similar housing going up in other parts of the city?

Thanks so much!

Sent from my iPhone

St. Germain, Dante

From: Blazis, Heather
Sent: Tuesday, August 3, 2021 8:19 AM
To: St. Germain, Dante
Subject: FW: Gagel Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in the official record for the Gagel Farm project.
Thank you,
Heather



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: mark glynn <glynn_kram@yahoo.com>
Sent: Tuesday, August 3, 2021 4:31 AM
To: Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Gagel Farm

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Heather,

My name is Mark Glynn and I live at 5807 Mt Everest Dr and I have concerns about the proposed 184 unit apartment complex at 2400 Lower Hunters Trace. Below are my concerns based on living here for the last 25 years.

Privacy for the existing single level home owners.
A 3 level apartment complex over looking a JCPs grade school.
The very true possibility of section 8 renters. The possibility of property value dropping if this happens.
Increased traffic on Lower Hunters Trace, a 2 lane road that is already traveled.

It would be better if the property was developed into single family, single level homes to better blend into the community.

Thank you,

Mark Glynn

St. Germain, Dante

From: shannon beach <shannonbeach1982@gmail.com>
Sent: Thursday, August 12, 2021 5:39 PM
To: St. Germain, Dante
Subject: Gagel Farm Property Development

Follow Up Flag: Follow up
Flag Status: Flagged

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I would like to go record as being opposed to the proposed development of Gagle Farms on Lower Hunters Trace. The area cannot handle the amount of traffic a 198 unit apartment complex will bring. Lower Hunters has become a cut through road for people trying to avoid the massive amount of traffic on Dixie Hwy during rush hours. It is a 2 lane road with no room on either side to expand it.

Crime in the area has also increased with each new apartment complex built. Stores in the area are robbed daily, and shootings have become a regular occurrence. This used to be a decently safe, nice area, and I would like to see it returned to that, not worsened.

Thank you,

--

Shannon Beach

St. Germain, Dante

From: Blazis, Heather
Sent: Tuesday, August 24, 2021 4:34 PM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1482]

Follow Up Flag: Follow up
Flag Status: Flagged

Please include as part of the official record for the Gagel farms project.
Thank you,
Heather



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Sunday, August 22, 2021 4:02 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1482]

Name Adam Conner

Address 
6501 Cady Drive
Louisville, KY 40258
United States

Phone (859) 749-4178
Number

Email aconner36@gmail.com

Comments

Hello, Councilman Blackwell

I was not able to attend the coffee social you had at Sister Beans a couple of weeks ago but I hope my email has made it to you in good time. I was wanting to bring to your attention the plot of land, Gagel's, on Lower Hunter's trace that is next to Cady Drive that is up for sale. I do not believe an apartment complex would be wise due to its location and proximity to other homes. I still believe it would also lower property values and invade on the privacy of homes next door; especially if the apartments are to be 3-tier high. Is it possible to suggest putting a park there instead? It could be like the one on Riverview with a water pad for children and adults on

hot days along with a playground or maybe like Warwick park in St. Matthews. I believe it will raise property values, add an enjoyable place for children and adults alike and possibly attract more home buyers to the area. Thank you for taking the time to read this and may you have a good day.

St. Germain, Dante

From: Blazis, Heather
Sent: Friday, August 27, 2021 5:22 PM
To: Pam Cooper; St. Germain, Dante
Cc: Ashburner, Clifford
Subject: RE: Lower Hunters Gagel Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Cooper,
Mr. Ashburner's email address is clifford.ashburner@dinsmore.com, but I am also copying Dante St. Germain dante.st.germain@louisvilleky.gov on this email as they are the case manager on the project and will include your comments as part of the official record.
Thank you,
Heather



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Pam Cooper <cooperp379@gmail.com>
Sent: Friday, August 27, 2021 4:20 PM
To: Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Re: Lower Hunters Gagel Farm

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

Heather

Please help - The email address that I received for Clifford Ashburner is not deliverable. Could you please send the concerns to Clifford Ashburner and copy me so I may have his correct email.

Thank you,
Pam Cooper

On Fri, Aug 27, 2021 at 4:17 PM Pam Cooper <cooperp379@gmail.com> wrote:

This email is to Clifford Ashburner in regards to the Lower Hunters and Gagel farm project.

I would like the following comments and concerns to be on the official record for the Lower Hunters/Gagel farm agenda.

I am concerned about the number of apartments within a mile of this location. The population of apartments exceeds the population of people in the given area. Safety of our community should be the priority!

* it is a neighborhood concern for the affordable housing apartments to be planned for the property for several reasons.

* First concern is that it will impact Shacklett elementary school with an enrollment that is not safe or recommended for any school.

*Second concern is the traffic on lower hunters and the neighboring streets is unsafe for the amount of traffic.

*Third concern is about the community and continuous affordable housing built. It is unsafe for our families, elderly, and community.

* fourth concern is about the location and drainage issues with more apartments as well as other geographical problems.

* fifth concern is about community safety and the number of residents in the small area Of Property

Sincerely,
Pamela Cooper

--

Pam Cooper
Retired Principal

"Happiness is a perfume you cannot pour on others without getting some on yourself."
-Ralph Waldo Emerson

--

Pam Cooper
Retired Principal

"Happiness is a perfume you cannot pour on others without getting some on yourself."
-Ralph Waldo Emerson

St. Germain, Dante

From: Nell Markwell <marie2013@twc.com>
Sent: Thursday, September 9, 2021 3:24 PM
To: St. Germain, Dante
Subject: Lower Hunters Trace planed Development

Follow Up Flag: Follow up
Flag Status: Flagged

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I understand that you will forward information to Rick Blackwell's office and to Heather Blazis notifying them of my opposition to the development plans on Lower Hunters Trace I will be getting a petition signed and will send it to you or Rick Blackwell. Thanks for your help in notifying people who should get this information.

Nell Markwell 502 713 1847

5509 Grandel Blvd, Louisville, KY 40258

I do not want my phone or address information furnished to anyone else.

St. Germain, Dante

From: geoalsa <geoalsa@aol.com>
Sent: Sunday, September 12, 2021 10:00 PM
To: St. Germain, Dante
Subject: Re: Gagel project

Follow Up Flag: Follow up
Flag Status: Flagged

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Please be advised of the approved expansion project for Harbor House at 2231 Lower Hunters Trace. Located at Incarnation Catholic Church approximately 2 blocks west of Gagel truck farm land.

[Sent from the all new AOL app for iOS](#)

On Thursday, August 12, 2021, 3:45 PM, GEORGE BENNINGFIELD <geoalsa@aol.com> wrote:

AGAINST

Sent from my iPhone

St. Germain, Dante

From: Misty Duff <mistduff88@gmail.com>
Sent: Thursday, August 12, 2021 12:52 PM
To: St. Germain, Dante
Subject: Gagel Farm project

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

I am writing to you today not as someone that lives in the area, not as someone that is opposed to the housing project, but as someone that has grown, and lived out here in the Prp area my entire life. This area of town has so many special places that not only I, but several of the community love and hold dear to our hearts. My first ever job when I was 14 years old was working for mister Gagel and his family. I worked watering the flowers, helping customers find the flowers they wanted, and engaging with this beautiful community I have grown up in, and continue to love. That farm will forever hold a special place in my heart as it does several people in the Prp area. I honestly wish we (as a community) could treat the property as a memorial ground, for a family that helped this community out for the years he had his nursery opened. Mr. Gagel wasn't just a businessman, but a mentor to me. He helped me learn not only how to have a good work ethic, but the importance of flowering, community bonding, and just how to be a good person. Mr. Gagel and his wife PAID full coverage for me to attend a week FFA camp down on Eastern Kentucky campus. Like I stated before, that farm, that family, that Man holds a special place in my heart, as do several people in the community. Again as I stated above, I would love nothing more to see the old farm be turned into something beautiful to remind us all as a community how great The Gagel farm/ family really were.

In Kind regards(also have a great day),
Misty Duff

St. Germain, Dante

From: Blazis, Heather
Sent: Monday, July 19, 2021 3:29 PM
To: St. Germain, Dante
Subject: FW: Gagel's Farm development

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the official record.



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Jenaecb <jenaecb@aol.com>
Sent: Monday, July 19, 2021 2:41 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>
Subject: Gagel's Farm development

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Mr. Blackwell,

My name is Steve Bolton, my wife and I live at 5306 Mount Blanc Road in the Wilke Heights subdivision. We have lived here 36 years. I am writing to you about the proposed 184 section eight apartments that a developer wants to build on the old Gagel's Farm property. We are totally opposed to this. We, as well as other PRP residents deserve better than this. As an alternative, I am proposing accessible housing for veterans or patio homes for seniors. As our representative, I hope you are on our side to stop this poison project. If I can be of any help please don't hesitate to contact me via email or by phone.

Thank you,

Steve Bolton
502.592.0588

St. Germain, Dante

From: Tammy Baker <tammybaker23@gmail.com>
Sent: Friday, August 13, 2021 1:36 PM
To: St. Germain, Dante
Subject: Gagel project development

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Afternoon,

I wanted to express my opposition to the Gagel property/project development. I realize that this is all a "no matter what you say or feel" thing. The so-called leaders only have their own personal agenda to consider, they honestly could care less about the people's opinion. But, nevertheless, for the record, I oppose the housing project that has been earmarked to be built in my neighborhood. We have one within 2 miles already.

Thank you,
Tammy Baker

St. Germain, Dante

From: Stephen Britt <buck5360@icloud.com>
Sent: Friday, August 13, 2021 8:08 PM
To: St. Germain, Dante
Subject: Gagel Farm Project

Follow Up Flag: Follow up
Flag Status: Flagged

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I'm writing to express my opposition to the Gagel Farm Project. I live on Gabriel and can see the greenhouses from my backyard. I've lived here for 37 years and have seen a huge increase in traffic and can't imagine what it will be like if these apartments are built. Heavenly Heights has always been a nice neighborhood and it concerns me what this could do to our property values and how it could change our peaceful neighborhood.

Please do not move forward on this project!

Steve Britt

Sent from my iPhone

St. Germain, Dante

From: Tera Parker <tera4182016@gmail.com>
Sent: Thursday, August 12, 2021 12:16 PM
To: St. Germain, Dante
Subject: Rejection of the housing project coming to Gagrl Farms

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern:

I reject the housing project going up on Gagel Farms. My name is tera parker, 40258.

St. Germain, Dante

From: william Bryant <wcb4122@me.com>
Sent: Thursday, August 12, 2021 11:42 AM
To: St. Germain, Dante
Subject: Gagel farm

Follow Up Flag: Follow up
Flag Status: Flagged

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I would like my opposition known to the proposed apartments proposal at Gagel farm

Sent from my iPhone

St. Germain, Dante

From: Robby Ford <robbyford22@gmail.com>
Sent: Thursday, August 12, 2021 11:48 AM
To: St. Germain, Dante
Subject: Gagel's farm

Follow Up Flag: Follow up
Flag Status: Flagged

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I would like to go on record as being opposed to this project. The last thing we need are more apartments in our area. Especially low income housing and section 8 apartments.

St. Germain, Dante

From: Jean <jgawarecki@twc.com>
Sent: Thursday, August 12, 2021 11:22 AM
To: St. Germain, Dante
Subject: Gagel farm property

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. St. Germain,

I wish to go on record as being opposed to the current projected use of the gaggle farm property for an apartment complex.

Our area cannot handle the additional use of roads and saturation of population.

Sincerely,

Jean Gawarecki
Sent from my iPhone

St. Germain, Dante

From: Blazis, Heather
Sent: Monday, August 9, 2021 12:45 PM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1469]

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in the official record.

Thank you,
Heather



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Sunday, August 8, 2021 9:35 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1469]

Name	Stephen Lauyans
Address	 6905 Sky Blue Louisville, KY 40258 United States
Phone Number	(502) 551-7310
Email	stephen.lauyans@gmail.com
Comments	Councilman– I am deeply concerned about the Gagel Farm Development. The infrastructure here cannot support that development. The roads cannot be widened or we will be on peoples porches. Electric, sewer and gas cannot fulfill that much influx. This was done in a backdoor way – or at least it feels like it. Are you for this or against it? How do we stop this atrocity from happening?

Looking forward to our conversation.

Steve Lauyans

St. Germain, Dante

From: Blazis, Heather
Sent: Monday, August 9, 2021 12:41 PM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1469]

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in the official record.

Thank you,
Heather



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Sunday, August 8, 2021 9:35 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1469]

Name	Stephen Lauyans
Address	 6905 Sky Blue Louisville, KY 40258 United States
Phone Number	(502) 551-7310
Email	stephen.lauyans@gmail.com
Comments	Councilman– I am deeply concerned about the Gagel Farm Development. The infrastructure here cannot support that development. The roads cannot be widened or we will be on peoples porches. Electric, sewer and gas cannot fulfill that much influx. This was done in a backdoor way – or at least it feels like it. Are you for this or against it? How do we stop this atrocity from happening?

Looking forward to our conversation.

Steve Lauyans

St. Germain, Dante

From: Katie Neuner <neunerkat@gmail.com>
Sent: Wednesday, July 21, 2021 6:16 PM
To: St. Germain, Dante
Subject: Official record for Gagel Farm property

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Dante!

I wanted to share some concerns that me and my neighbors are having regarding the property on Gagel. We are not receiving responses from Mr. Ashburner, and we have no way of knowing of our contact information and names are being included in/on the official record with with you and the rest of Planning and Services. If the official record is what's presented to the Planning Commission and Metro Council, we want to make sure all of our names are documented and we want proof that we have been documented. Since there was not a physical meeting we could not sign in, we are all just sending emails and info and hoping that somebody is collecting all of our names and contact information. Can you please send me the official document you have so far and let me know where our neighborhood and concerns citizens can add their information?

Thanks so much, we have lots of names to add, as well as contact information. Currently, we are not being contacted about anything, and we're definitely not receiving information 14 days in advance and when requested, we are not able to see the affidavits from Mr. Ashburner showing that he is following the rules and sending information to the correct people 14 days in advance.

I'm sure you can understand our frustration.

Katie M. Neuner.
502-435-4112

St. Germain, Dante

From: ELIZABETH FOUSHEE <efoushe1@aol.com>
Sent: Wednesday, July 21, 2021 3:10 PM
To: St. Germain, Dante
Subject: Re: Gagel Farm- New Construction

Follow Up Flag: Follow up
Flag Status: Flagged

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Is it possible to make that property into community park? There aren't many parks in our area. The property is large and there are neighborhoods on all sides. There are mostly starter homes around it with small children. A splash park, a playground, and possibly a community garden. The neighbors would love that. Please, please consider this. A park would serve a lot of people in our community.

Sent from my iPad

On Jul 14, 2021, at 7:54 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Foushee,

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

-----Original Message-----

From: ELIZABETH FOUSHEE <efoushe1@aol.com>
Sent: Tuesday, July 13, 2021 10:15 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Gagel Farm- New Construction

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Mr. Gagel loved Pleasure Ridge Park. He made a promise to the community to not sell to any apartment complexes, especially government housing. He provided the surrounding area with fresh vegetables, fruits, and plants for as long as I can remember. He was a kind man.

Our area has already seen a huge increase in crime from the influx of housing projects. Drugs, shootings, and theft have caused many to move away.

Please, please reconsider. Use the property for something that will improve our area. Please don't tear it down more.

Sincerely,
Elizabeth Foushee

Sent from my iPad

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St. Germain, Dante

From: Sarah Shallock <sarahshallock@gmail.com>
Sent: Monday, July 19, 2021 5:51 PM
To: St. Germain, Dante
Subject: Gagel property plan

Follow Up Flag: Follow up
Flag Status: Flagged

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After listening to the zoom meeting last Thursday, I'm even more confused than prior to the meeting. The developers kept using the excuse that the property had to have a dense number of units in order for them to justify the money they are spending. Sounds to me that the property may not be worth the money they are paying and a questionable investment. The community and neighbors introduced very valid concerns with the number of units, lack of privacy for some who have lived there over 30 years, traffic patterns... etc... I hope that the concerns are heard and will be taken into account moving forward. No one fighting this project is afraid of change, we are just concerned about keeping the area a neighborhood.

Thanks

Sarah Shallock

St. Germain, Dante

From: Blazis, Heather
Sent: Monday, July 19, 2021 8:54 AM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1456]

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the official record.



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Saturday, July 17, 2021 12:47 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1456]

Name	Debbie McCoy
Address	 5927 Trappers Ridge Circle Louisville, Kentucky 40216 United States
Phone Number	(502) 448-5328
Email	debbie.s.mccoy3874@gmail.com
Comments	I want to voice my concern on the Gagel Farm Property re-zoning. I don't think over 100 apartments is appropriate for the area. There are already apartments just down the road & it is all serviced by a 2 lane street. Maybe something on a smaller scale or some other type of use would be better. Thank you Debbie Mccoy

St. Germain, Dante

From: Mary Bishop <marybishop2325@gmail.com>
Sent: Thursday, July 15, 2021 9:13 PM
To: St. Germain, Dante
Subject: The 1st Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

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Dante,

We just sat in on the first meeting and my main takeaway is this, if Mr. Greenberg has to put in 8 3-story apartment complexes to offset spending 1.75 million, then he should back out of this deal or make Gagel another offer that will benefit the people that live around the property. It is obvious the area cannot handle this sort of development for the many reasons we all heard. We are still hoping for a much more scaled-back approach that we can live with and embrace.

Thank you,

Mary and Jerry Bishop

St. Germain, Dante

From: Rene Losey <rene.losey@uoflhealth.org>
Sent: Thursday, July 15, 2021 4:52 PM
To: St. Germain, Dante
Subject: Gagel Farm Section 8/Please ABORT

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern:

I'm reaching out, regarding the construction of Section 8 Apartments on Gagel Farm property. As a resident in the area, this news disappoints me and makes me not only sad, but mad. I grew up in this area and I'm currently raising a young child in this neighborhood, as a single mother (not living on Government expenses). Brining section 8 housing to this area will resort in crime, drugs, property vandalism, etc. I am a tax paying citizen and residents in this neighborhood have worked hard to maintain our properties and look out for one another. In addition, I as well as other neighbors, will feel unsafe if this project emerges. Our property value will depreciate also. Studies show that crime rate in public housing is 10 to 13 times higher than the national average. We have enough of these properties in our neighborhoods, we do not need more. Take this project to Prospect. Take this project downtown, where more jobs are offered, so transportation to work is not an issue. You are running the working class out of these neighborhoods and into different counties/states. We do not want to live in these conditions. Please reconsider this project.

- Concerned Citizen

Rene' Losey

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St. Germain, Dante

From: trina gross <jgtc31@gmail.com>
Sent: Thursday, July 15, 2021 4:00 PM
To: St. Germain, Dante
Subject: Rezoning of Gagel Farms

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am writing to let you know that I am against the plan to rezone of Gagel.Farms I feel that rezoning will change the character of the neighborhood.. I feel that this change will result in more traffic, safety issues and noise. I also feel it will bring down property values. I am adamantly against the rezoning as are many of my other neighbors.

Sincerely,
Trina Curtsinger Gross

St. Germain, Dante

From: Blackwell, Rick
Sent: Thursday, July 15, 2021 3:45 PM
To: St. Germain, Dante
Subject: FW: Contact Councilman Rick Blackwell [#1453]

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the official record



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Councilman Rick Blackwell <no-reply@wufoo.com>
Sent: Thursday, July 15, 2021 3:37 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>; McQuillen, Liz <Liz.McQuillen@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact Councilman Rick Blackwell [#1453]

Name	CRYSTAL CLARK
Address	 5334 Oak Lea Drive Louisville, KY 40216 United States
Phone Number	(502) 449-3266
Email	crystalann.clark85@gmail.com
Comments	Hello, We need to oppose the new development proposed at the old Gagel Farm. Please only permit single family homes, within our neighborhoods!

St. Germain, Dante

From: crumsln <crumsln@bellsouth.net>
Sent: Thursday, July 15, 2021 7:45 AM
To: St. Germain, Dante
Subject: Gagel Farms Section 8 zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

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I am opposed of a zoning change for the Gagel Farm 192 unit section 8 apartments. We have enough crime and drug problems in this area now and this will only bring more into my neighborhood. I have lived in this area for 47 years but I will not stand by and watch my property value plummet and my families safety put in danger.. If this zoning change is approved I will be taking my family my tax dollars and my hard earned money that I spend in this community across the bridge to Indiana.

Michael Langford
7216 Hassock Dr.
40258 Louisville Ky.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

St. Germain, Dante

From: Sarah Shallock <sarahshallock@gmail.com>
Sent: Thursday, July 15, 2021 11:04 AM
To: St. Germain, Dante
Subject: Gagel farm zoning plan

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dante,

I'm reaching out to express my concern with the proposed Gagel Farm plan.
I have real concern for the logistics of that large of a complex.
Traffic is already a major problem and creating over 190 units will add a tremendous traffic issue.
I was wondering if any kind of traffic analysis was conducted?

10 acres could be a very lovely neighborhood of new homes that would fit the area better. There are older homes across from Gagels that would still hold their look with a neighborhood versus an apartment complex.

I hope the voices and concerns of the community are considered with a final decision.

Thank you for your time,

Sarah Shallock

St. Germain, Dante

From: Brittany Braden <brittanyleev86@gmail.com>
Sent: Thursday, July 15, 2021 8:26 AM
To: St. Germain, Dante
Subject: AGAINST APARTMENTS AT GAGEL FARM

Follow Up Flag: Follow up
Flag Status: Flagged

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 morning, I am writing you (obviously) because I am against apartments being built at the property of Gagel's Farm. Good and educated people are already leaving the south end in droves, pulling their kids out of the schools (making them worse) and it seems the area only gets worse as more apartments are built. I have lived in the area my entire life and cannot believe how bad things have gotten over the last ten years. We need things that will keep us here, not push us out. I have voted for councilman Blackwell in previous elections, but if he does not stop with all of the low income housing he will absolutely not have my vote at the next election. --

Brittany Braden, MSW, LCSW
Kentucky Counseling Center
(502) 554-1372

St. Germain, Dante

From: Holly Stewart <HollyHStewart@hotmail.com>
Sent: Wednesday, July 14, 2021 10:04 AM
To: St. Germain, Dante
Subject: NO TO GAGEL FARM APTS!

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please consider this as a firm NO for the Gagel Farm apartment proposal. The area is already severely overcrowded with only a two-lane road that is a traffic nightmare every day.

St. Germain, Dante

From: Blazis, Heather
Sent: Wednesday, July 14, 2021 8:43 AM
To: St. Germain, Dante
Subject: FW: Re:Gagel Farm / Sec 8 housing

Follow Up Flag: Follow up
Flag Status: Flagged

Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

-----Original Message-----

From: Dianna Anson <diannaanson@yahoo.com>
Sent: Monday, July 12, 2021 10:32 PM
To: Blackwell, Rick <Rick.Blackwell@louisvilleky.gov>
Subject: Re:Gagel Farm / Sec 8 housing

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Dear Councilman Blackwell,

Do you agree with the proposed Sec 8 housing at The Old Gagel Farm property and do you plan on attending the meeting this Thursday, July 15, 2021 at 6:30p.m. at the Southwest Library?

Sincerely,

Dianna Anson

St. Germain, Dante

From: ELIZABETH FOUSHEE <efoushe1@aol.com>
Sent: Tuesday, July 13, 2021 10:15 PM
To: St. Germain, Dante
Subject: Gagel Farm- New Construction

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Mr. Gagel loved Pleasure Ridge Park. He made a promise to the community to not sell to any apartment complexes, especially government housing. He provided the surrounding area with fresh vegetables, fruits, and plants for as long as I can remember. He was a kind man.

Our area has already seen a huge increase in crime from the influx of housing projects. Drugs, shootings, and theft have caused many to move away.

Please, please reconsider. Use the property for something that will improve our area. Please don't tear it down more.

Sincerely,
Elizabeth Foushee

Sent from my iPad

St. Germain, Dante

From: Sheila Greenwell <sheilagreenwell410@gmail.com>
Sent: Tuesday, July 13, 2021 7:24 PM
To: St. Germain, Dante
Subject: Gagel Farm and other development in PRP. I live in the Southwest of Louisville aka PRP since 1978. Why is the city officials trying to destroy PRP with all the apartments.

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God Bless
Sheila Greenwell

St. Germain, Dante

From: Brittany Funk <brittberry83@yahoo.com>
Sent: Tuesday, July 13, 2021 5:33 PM
To: St. Germain, Dante
Subject: Gagel Farm plans

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Hello,

I am writing to you to express my disagreement with the proposed plans of bringing section 8 housing to the land Gagel Farms formerly operated on. Statistics show that section 8 housing is linked to higher crime rates, which is not what we need in this neighborhood. Louisville's crime is already at an all time high, bringing crime to a quiet, family oriented and safe neighborhood is not logical. Wouldn't that area be much better suited for a park or playground to increase fellowship in the community? Would bringing section 8 housing directly next to a school cause safety concerns? It does for me. I am completely opposed to this idea.

Thank you for your time,
Brittany

Sent from my iPhone

St. Germain, Dante

From: karen walsh <kwalsh22@yahoo.com>
Sent: Tuesday, July 13, 2021 4:16 PM
To: St. Germain, Dante
Subject: Gagel property

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I am writing this letter to let it be known that I am not in favor of the 8 three story apartments that are being planned for the old Gagel Farm.

This area is a quiet neighborhood with many people living here over 40 years like my husband and me. We have stayed here and not moved to the east end like many of our friends because we love this end of town.

Apartments on that property will make traffic a nightmare. Please think of the residents that live here and don't let this happen.

Karen Walsh

St. Germain, Dante

From: Morris, Karen E (Jefferson) <karen.ray@kctcs.edu>
Sent: Wednesday, February 2, 2022 9:13 AM
To: St. Germain, Dante
Subject: Case # 21-zone-0134

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Hello Dante, I'm writing to express my opposition to this zoning change. For many years this was a working farm and part of the neighborhood charm. I know we need progress and that comes with changes. I also understand the need for affordable housing and support it, however, a 184 unit on that property can not be supported by the current infrastructure. Has there been a traffic study completed? Lower Hunters Trace Road is 2 lanes and always congested. It not only has the usual residential traffic, we have many semis traveling that road daily due to its access between 2 Walmart's. I think it's critical to maintain the single home dwelling zoning status to ensure the quality of life and property values of the current residents of the area. Thank you for considering.

Sincerely,

Karen Morris
6701 Everton Drive
Louisville KY 40258
Hunters Trace Homeowner

St. Germain, Dante

From: Kathy O'Neal <koneal913@att.net>
Sent: Thursday, February 3, 2022 1:04 PM
To: St. Germain, Dante
Subject: Case 21- Zone 0134

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I have several objections to the 189 unit multi family units. First crime in the area has sky rocketed already. PRP and Valley Station are becoming the new west end. Secondly the surrounding infrastructure will not support such a large development. Third it will further decrease property values and cause even more homeowners to leave the county leading to more section 8 housing and again more crime, and deterioration of the neighborhood. Many of the section 8 homes are already causing crime to sky rocket. Unsupervised teens running in groups and breaking into homes. My 92yr old neighbor was broken into 3 times beaten and robbed tied up at gunpoint by a group of kids 14-15 yrs old from a section 8 home. Several have also been busted as drug houses. I was also attacked in my own driveway by a teen living in a section 8 home who was attempting to car jack me.

Kathy O'Neal
Koneal913@att.net
4811 Libby Lane
Louisville, Ky
502-548-6387

St. Germain, Dante

From: clifton stewart <cstewartjr65@gmail.com>
Sent: Thursday, February 3, 2022 5:44 PM
To: St. Germain, Dante; Clifton Stewart; Bob Keene
Subject: Case # 21-ZONE-0134

Follow Up Flag: Follow up
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Mr. St. Germain

I am a life long resident of the southwestern part of Louisville, namely PRP. Since that time I have witnessed and experienced many changes to this area. Some changes were positively impactfull and some not so much. The developement of 2400 Lower Hunters Trace to build 8 huge apartment building with 184 units would definitely negatively impact this area. I say this for many reasons. Within less than 5 miles of this site are 17 large aparment complexes. Not only will this condense hundreds of people into a small area but the additional traffic will put a great strain on the narrow street. Seven of the eight structures are to be 3 stories and will tower over anything in that area and impede on the privacy of many of the surrounding residences. Looking at the drawings, all of the exisiting trees are to be removed with no buffer of perimeter foilage to try to hide the massive structures. The entire acerage will be covered with buildings and asphalt.

Anyone who lives in this area is deadset on this developement not being able to move forward. But I am sure that just complaining and giving verifiable reasons for why it should not be approved for rezoning will not stop it. Why can't it remain zoned for single family residences?

--

Clifton W. Stewart

St. Germain, Dante

From: Cathy VanArsdale <cathyv1950@aol.com>
Sent: Friday, February 4, 2022 10:12 AM
To: St. Germain, Dante
Subject: Case #21-zone 0134

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I am writing to protest the development of section 8 apartment units on the old Gagel Farms property on Lower Hunters Trace. This area is already highly concentrated and the infrastructure will not support that much more heavy traffic. Property values are already not the best in this area and will be made even worse with these apartments. I am afraid of more crime and the degrading of the area.

Cathy VanArsdale
8201 Granwood Lane
Louisville KY 40258

St. Germain, Dante

From: william Bryant <wcb4122@me.com>
Sent: Friday, February 4, 2022 4:25 PM
To: St. Germain, Dante
Subject: GKG/LowerHuntersTrace

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I am wanting it known that I am against this development due to my concern about added traffic, reduction in property values and increased crime concerns Sent from my iPhone

St. Germain, Dante

From: Jinnie Puckett <jinniepuckett@outlook.com>
Sent: Friday, February 4, 2022 4:38 PM
To: St. Germain, Dante
Subject: Gagel farm case #21 zone 0134

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I am writing to oppose the former Gagel farm from turning into an apartment complex, for SEVERAL REASONS.

1. TRAFFIC, Lower Hunter trace is already a major traffic problem, especially when Shacklette Elementary dismisses through rush hour. Turning onto Lower Hunters from the neighborhood streets is already a backup at that time, and emergency vehicles already cannot get through at that time either.
2. CRIME, low income housing projects will bring more crime, drugs, and sexual predators right next to an elementary school, and the school kids would have to walk by or through that area.
3. Property values. Residents around that area have seen their property taxes almost double for their homes, yet the area value would be brought down by low income apartments and sec 8. So basically homeowners will be paying way more for an area that is declining.
4. Surrounding areas, are all single family homes, and needs to be kept that way.
5. TARC, no tarc line on Lower Hunters, and the traffic could not handle it if there was.
6. OVERCROWDING, this area is already maxed out with housing, cars, churches, schools, daycares and residents, and the infrastructure is already not compatible.

There is basically just no way the area could or would want to have low income apartments in that spot. KEEP it a farm, make it a park, do something Positive with the property, but PLEASE don't even think about low income apartments. The residents and the school kids nearby don't deserve any less.

Thanks for any help with this matter.

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