

Dock, Joel

From: Lesley Witcher <lwitcher20@hotmail.com>
Sent: Wednesday, August 7, 2019 6:04 PM
To: Dock, Joel
Cc: woodrow hahn
Subject: #19-cat3-0014

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I share the concerns that many have about the Beecher Terrace Project moving to Prospect.

Prospect has a lack of the following:

Community services

Transportation

Medical services

Affordable daycare

Youth services

Affordable food options

Traffic issues

If you want to help these residents better themselves you do not plop them into a community that they feel less than in, you instead provide education to paths of betterment.

I also have a concern about the deforestation of the area to build these ridiculous buildings.

The residents of Prospect respect the wildlife that live within our beautiful forests. The deforestation of this land would prove detrimental to the wildlife and vegetation of the area. I would like to know what the thoughts are on this topic. It's sad to know my city does not care about preserving the natural beauty of our area.

When our city hosts one of the largest events (money maker) every year, where do you think the visitors want to stay? That's right in Prospect because of the beauty and prestige of the city. When you build an eye soar right off the road taking out acres of forest for low income housing this is no longer an appeal.

Shame on you!!

Shame.

Lesley Witcher, RN

Dock, Joel

From: Bruce Dawson <bdawson@technicalimages.com>
Sent: Wednesday, August 7, 2019 3:46 PM
To: Dock, Joel
Cc: Pam Ratterman; Vicki Smith; Ellen Kronauer; Bill Kronauer; Steve Auden; Lisa Auden; Jim Kingsbury; Mark Hyland; Sara Hyland; Ted Lukjan; Connie Rayburn
Subject: case #19-CAT3-0014 Prospect Family Appartments

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Good afternoon Mr. Dock:

Please add my name to included in the official record.

My contact information is:

Bruce L. Dawson and Ira J. Dawson

P.O. Box 1109

Prospect, KY 40059

bdawson@technicalimages.com

ijdawson27@hotmail.com

502-819-6265

Best regards,
Bruce

Dock, Joel

From: Mary Rounsavall <mfrouns@gmail.com>
Sent: Monday, August 5, 2019 1:20 PM
To: Dock, Joel
Subject: Case #19-CAT3-0014

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Dear Mr. Dock;

I live on Old Clore Lane in Prospect, which LDG's "Prospect Family" proposal adjoins. Old Clore Lane is a private one lane road- and we are already seeing traffic and parked cars along our lane from people attending the loud pool parties held by the woman who sublets the house on the property on #42 from LDG.

The reason I am writing however, is to tell you that I oppose this development strongly, and would do so if it were 160 luxury apartments. It is incredibly dense for the area- and with no traffic light, traffic coming out on to #42 will be a major problem. I urge you to visit the property and see how bucolic it is - except for the traffic in the morning and afternoon, which is compounded by heavy development in Oldham County, 400 yards above, at the top of the hill.

In addition, I am aware that Metro Housing has granted LDG 100 vouchers for Beecher Terrace residents- and let me tell you, there are NO services out here. No sidewalks, no bus service, and nothing within walking distance except a Marathon gas station. Hardly a helpful place for some tenants without cars.

I realize the property was zoned R-6 - but in the 1970's. That is NOT the proper zoning for that area now - these are all single family homes, on either side, above, below, and in back of it. It is NOT a great site for a multifamily development, and I oppose it STRONGLY.

Thank you,

Mary F. Rounsavall
7224 Old Clore Lane
Prospect, KY

Mary Rounsavall
mfrouns@gmail.com

Dock, Joel

From: Goetz, Lynne <Lynne.Goetz@Crystal-Clean.com>
Sent: Friday, August 9, 2019 9:22 AM
To: Dock, Joel
Subject: Case#19-CAAT3-0014

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I share many concerns, that has been expressed, about traffic and safety for the idea of multi-family development and apartments to be built in the Prospect, KY area coming from the Beecher Terrace location. I do not believe this area has been developed enough to support this type of housing. This will be another drain on the Oldham County School system that is already overcrowded. We have no sidewalks and transportation for these folks to get to work. If they are not going to work, then they will become a drain on the taxpayers of Prospect. This is not a suitable area for this type of housing. Further, I am saddened and dismayed that Mayor Fischer and his administration continue to force housing into areas that lack the infrastructure needed for a development to be sustainable.

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Dock, Joel

From: Thomason, Charles L. <thomason.20@buckeyemail.osu.edu>
Sent: Monday, August 5, 2019 8:59 AM
To: Dock, Joel
Cc: Berry, Robin M
Subject: FOIA request 11820 - LMHA #19-CAT4_0014
Attachments: CNI_FOIA_08_05_2019.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning.

Your cooperation is requested in regard to the FOIA requests attached to this email. The requests are being submitted also through the "General" request portal of the City of Louisville website.

The requests pertain to the Choice Neighborhoods Initiative grants intended to be used to provide replacement housing at the Prospect Family project proposed by LDG. The requests include a fee waiver request.

Also, your cooperation is requested in making me aware when meetings are scheduled that pertain to this project.

Thanks for your time in regard to these matters.

Lee Thomason

Associate Clinical Professor of Law (retired)

Dock, Joel

From: elizabethb merz <bmerz@bellsouth.net>
Sent: Monday, August 5, 2019 10:21 AM
To: Dock, Joel
Subject: Proposed new development in Prospect - relocation of Beecher Terrace

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I do not believe that this area is suitable for any type of multi-family housing.

The needed infrastructure does not exist.

Traffic is already a problem.

There would be a lack of connections to needed services.

The distance between Beecher Terrace and the new development site would move people to a totally unfamiliar area.

Please consider the families already living in Prospect!

Betty Merz

7609 Wolfpen Ridge Court

Prospect, KY 40059

Sent from my iPhone

Dock, Joel

From: Marty Hedgepeth <martylynh@aol.com>
Sent: Friday, August 2, 2019 1:18 PM
To: Dock, Joel
Subject: Prospect project

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

Prospect has long been a mixed use, mixed socio economic area. It has one of the oldest African American communities in the area. It has a vibrant African American church. As a Prospect resident I have no problem with this project and hope it gets us more than a twice a day bus connections. Our bus service is a joke. I would have guessed that the location is actually in Oldham County.

It will be fun to watch Reid and Evans try to squirm around this.

We welcome our new neighbors and hope they prosper here.

Marty and Steve Hedgepeth
PO Box 574
Prospect, KY 40059
Sent from my iPad

Dock, Joel

From: Haberman, Joseph E
Sent: Monday, August 5, 2019 1:46 PM
To: Mary Rounsavall
Cc: Williams, Julia; Dock, Joel
Subject: Re: Case #19-CAT3-0014

Ms. Rounsavall,

Thank you for your comments. We will add them to the file.

Sent from my iPad

On Aug 5, 2019, at 1:39 PM, Mary Rounsavall <mfrouns@gmail.com> wrote:

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Dear Mr. Haberman - I am sending you this because both Mr. Dock and Mr. Davis are out of town, apparently.

Mary Rounsavall

Dear Mr. Dock;

I live on Old Clore Lane in Prospect, which LDG's "Prospect Family" proposal adjoins. Old Clore Lane is a private one lane road- and we are already seeing traffic and parked cars along our lane from people attending the loud pool parties held by the woman who sublets the house on the property on #42 from LDG.

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I realize the property was zoned R-6 - but in the 1970's. That is NOT the proper zoning for that area now - these are all single family homes, on either side, above, below, and in back of it. It is NOT a great site for a multifamily development, and I oppose it STRONGLY.

Thank you,

Dock, Joel

From: Williams, Julia
Sent: Wednesday, August 7, 2019 4:00 PM
To: Sondrah Laden
Cc: Dock, Joel
Subject: RE: LIHTC Regional Manager Concerns

The site is currently zoned for R-6 multi-family where a multi-family development is being proposed. The applicant is not required to submit a marketing plan as the site is zoned correctly for the proposed multi-family use. A sidewalk is proposed to be constructed along the sites frontage.

Please let me know if you need further clarification.
Thanks
Julia

From: Sondrah Laden <sondrahladen@gmail.com>
Sent: Wednesday, August 7, 2019 9:57 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Fwd: LIHTC Regional Manager Concerns

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Hi Julia,

I received Joel's out of office email so I was hoping you could help me with something. And to preface my question, I'll give you a little background on me. I've been in multifamily for nearly 30 years, I have done conventional, LIHTC and student housing. I also worked for nearly a decade at Grace Hill writing the courses that train the industry. I was actually the regional for Hampton Place here in Louisville a few years back, it is right around the corner from Beecher and a LIHTC community.

Anyway, I live in Prospect and my neighbors who know what I do have asked about the proposed Prospect Family development. They want to know how something could be approved for that particular location since it doesn't seem to make sense. And to be honest, I am at a loss. I, too cannot see it being successful or beneficial at all for the residents who would live there. The mayor's own research shows that only 26% of Beecher residents have a working car and that 88% list public transportation as one of the greatest strengths of Beecher. So with this location having no sidewalks, the nearest bus stop nearly a mile away, no walking distance groceries and to be honest, walking on 42 is dangerous – it is rocky, bumpy, weedy and has no even surface - I just don't know how or why this would be a suitable site to relocate any Beecher residents or to put any affordable residents for that matter.

There are no adult primary care physicians accepting patients in Prospect, there is an incredibly limited bus schedule, taxis don't come unless called and then it takes time and I thought all these items were part of the required marketing plan to submit prior to proposal. Is that not correct? I just don't know what to say and I would really like to know how this would be a good site too. I am very pro affordable housing, multifamily is my livelihood. I think a scholar house may work ok here, that would make more sense. But this proposed project by LDG in this location is a poor decision and will leave the residents stranded on an island with the only option

From: [Mary Rounsavall](#)
To: [Dock, Joel](#)
Subject: Case #19-CAT3-0014
Date: Monday, August 5, 2019 1:20:23 PM

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Thank you,

Mary F. Rounsavall
7224 Old Clore Lane
Prospect, KY

Mary Rounsavall
mfrouns@gmail.com

From: [Haberman, Joseph E](#)
To: [Mary Rounsavall](#)
Cc: [Williams, Julia](#); [Dock, Joel](#)
Subject: Re: Case #19-CAT3-0014
Date: Monday, August 5, 2019 1:45:49 PM

Ms. Rounsavall,

Thank you for your comments. We will add them to the file.

Sent from my iPad

On Aug 5, 2019, at 1:39 PM, Mary Rounsavall <mfrouns@gmail.com> wrote:

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Thank you,

Mary F. Rounsavall
7224 Old Clore Lane
Prospect, KY

Mary Rounsavall
mfrouns@gmail.com

Mary Rounsavall
mfrouns@gmail.com

Support Yew Dell Botanical Gardens!!
www.yewdellgardens.org

From: [Sherri Brindle](#)
To: [Dock, Joel](#)
Subject: Case #19-CAT3-0014
Date: Monday, August 5, 2019 2:34:23 PM

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I would like to be included in the official record for updates and meetings related to case #19-CAT3-0014

This town is in no way able to support what has been proposed in the past. Interested to see if they have made any progress over the last year to address the issues that have already been discovered ,and not dealt with to this point.

Sherri Brindle, PMP

| Project Manager | HCS Solutions Project Management Office

Phone: 502.580.8661 | Fax: 502.508.8305 | Email: SBrindle@humana.com

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Kreyòl Ayisyen (Haitian Creole): ATANSION: Si w pale Kreyòl Ayisyen, gen sèvis èd pou lang ki disponib gratis pou ou. Rele 1-877-320-1235 (TTY: 711).

Polski (Polish): UWAGA: Jeżeli mówisz po polsku, możesz skorzystać z bezpłatnej pomocy językowej. Zadzwoń pod numer 1-877-320-1235 (TTY: 711).

한국어 (Korean): 주의: 한국어를 사용하시는 경우, 언어 지원 서비스를 무료로 이용하실 수 있습니다. 1-877-320-1235 (TTY: 711)번으로 전화해 주십시오.

From: [Lacey Thompson](#)
To: [Dock, Joel](#); [rovery@prospectky.com](#); [rswann@prospectky.com](#); [ffulcher@prospectky.com](#); [sleonard@prospectky.com](#); [ghuelsman@prospectky.com](#); [hschewe@prospectky.com](#); [JSherrard@prospectky.com](#)
Subject: case #19-CAT3-0014 Prospect Family Apartments
Date: Monday, August 5, 2019 2:51:00 PM

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Affordable Housing in Prospect is not the issue. The issue is that this does not help the resident's of Beecher Terrace or the Residents of Prospect/Jefferson/Oldham County.

Here are the FACTS:

Prospect and this area of Jefferson county DOES NOT HAVE the Infrastructure to support the Beecher Terrace resident's needs.

- Lack of access to community based services provided by LMHA.

- Little opportunity for employment in Prospect

- Lack of regular transportation

- Lack of access to medical services

- Lack of access to affordable daycare

- Lack of youth services in the area

- Lack of affordable food options

- Already horrific traffic issues in the area during rush hour

Prospect DOES NOT HAVE access to regular busing (while a study by the mayor shows 58% of BT resident's rely on busing for transportation to doctor, grocery, work, daycare, community activities, etc.)

Prospect DOES NOT HAVE sidewalks - no easy walk to anything. Can you imagine having to walk down 42 in the grass/gravel on regular basis just to get your groceries?

How would this project been approved by Kentucky Housing Corp. as an affordable community without sidewalks, ease of access to groceries, medical etc... ? And did LDG submit a properly vetted marketing plan already? The nearest bus stop is nearly a mile and taxi service does not run through the area without request.

I would like to petition to see a fully vetting marketing plan and traffic impact study for this area of 42 through the area past development into Oldham County.

I strongly feel that in order for the Beecher Terrace residents to be able to apply their vouchers to this project they must pass the rigorous background checks that LDG Development claims they require for all residents. The issue is not affordable housing in Prospect; the issue is this development was just blindly slated with 100 vouchers for residents that come from the highest crime rate area in all of Louisville. Couple that with slow response times by LMPD to this area, we are being set up for some major issues.

From: [Daniel Wolford](#)
To: [Dock, Joel](#)
Subject: Case #19-cat3-0014
Date: Monday, August 5, 2019 6:29:17 PM

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I'm a resident in fox harbor, recently my home was burglarized and many of my neighbors have recently experienced car break ins. Now you want projects expanded into the east end? Crime is increasing here and nothing is being done but adding projects will cause a big problem to explode. How much pushback can you experience before you realize this is a horrible plan.

Sincerely, Daniel N. Wolford

From: [Lesley Witcher](#)
To: [Dock, Joel](#)
Subject: #19-cat3-0014
Date: Monday, August 5, 2019 7:16:44 PM

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I share the concerns that many have about the Beecher Terrace Project moving to Prospect. Prospect has a lack of the following:

Community based services	Food options
Regular transportation	Youth services
Medical services	Employment
Schools	Police Force
Increased Traffic	

If you want to help these residents better themselves you do not plop them into a community that they feel less than in, you instead provide education to paths of betterment.

I also have a concern about the deforestation of the area to build these ridiculous buildings. The residents of Prospect respect the wildlife that live within our beautiful forests. The deforestation of this land would prove detrimental to the wildlife and vegetation of the area. I would like to know what the thoughts are on this topic. It's sad to know my city does not care about preserving the natural beauty of our area.

When our city hosts one of the largest events (money maker) every year, where do you think the visitors want to stay? That's right in Prospect because of the beauty and prestige of the city. When you build an eye soar right off the road taking out acres of forest for low income housing this is no longer an appeal.

Shame on you!!

Shame.

Lesley Witcher, RN

From: [Troy Bruce](#)
To: [Dock, Joel](#)
Cc: [Troy Bruce](#)
Subject: #19-CAT3-0014
Date: Tuesday, August 6, 2019 7:20:40 AM

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Mr. Dock, I am writing about the affordable housing proposed in Prospect. To add this type of housing to Prospect, is like putting lipstick on a pig, it makes no sense whatsoever. It couldn't be this is politically motivated could it? Come on.... we know Fisher isn't doing very well and this looks like a short term plan to get votes with long term consequence. I oppose this for many reasons

Troy Bruce
troybruce@me.com
502-767-1169

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: case #19-CAT3-0014 Prospect Family Apartments
Date: Tuesday, August 6, 2019 10:03:35 AM

From: Lacey Thompson <lalathompson31@gmail.com>
Sent: Monday, August 5, 2019 4:49 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>; Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Fwd: case #19-CAT3-0014 Prospect Family Apartments

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- Lack of access to medical services
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residents. The issue is not affordable housing in Prospect; the issue is this development was just blindly slated with 100 vouchers for residents that come from the highest crime rate area in all of Louisville. Couple that with slow response times by LMPD to this area, we are being set up for some major issues.

From: [Steve Paynter](#)
To: [Dock, Joel](#)
Subject: Prospect Family - reference case #19-CAT3-0014.
Date: Tuesday, August 6, 2019 5:45:31 PM

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Prospect Family Apartments

I would like to add my voice to the many who have expressed concerns about this proposed development. We currently live in the Oldham County portion of Prospect, but have been Jefferson County residents for most of our 72 years. The proposed project will impact us in Oldham County as well. We are wanting to downsize to a smaller house in Jefferson County, but now question the wisdom of remaining in the Prospect area. We also question the wisdom, motivations, and decision making prowess of the elected officials in Jefferson County.

Obviously, the proposed US42 location for a multi-family development of this scale is totally unsuitable, regardless of what an inept zoning board may have approved in the past. Traffic on US42 moves fast, the road becomes congested during rush hours, and turning left to go south on US42 is treacherous any time of the day.

The above issue is the most apparent problem with the location, but I offer the following additional points to consider.

A) Given that this development is targeted to accommodate displaced residents of Beecher Terrace, I cannot image a more foreign area for these people to relocate. These residents will be further from familiar shopping, family / friends, churches, charities, existing jobs and other services to which they are accustomed. They are further from local government offices on which I suspect many depend.

B) People in Prospect or any other "upscale" area have worked hard to be able to live in neighborhoods that are attractive, safe, and with neighbors of similar values and means. There is an inherent unfairness in forcing people to subsidize the poor life choices of others, and especially in order that they may become your new neighbors. Compounding the problem is the loss of property values due to increased criminal activity nearby and the proximity to public housing projects.

C) Subsidized housing (and many other social justice programs) increase divisions within our society, and actually encourages racism. In the absence of subsidized housing in an area, an uncharacteristic or minority person observed in an upscale neighborhood / shopping center may be considered a curiosity, but is probably not treated poorly or otherwise discriminated against. The presumption is that they earned the right to be there through their own efforts, and should be respected for their success. In contrast, when subsidized housing projects are nearby, this same person might now be

presumed to be a resident of the subsidized housing project and just another "social justice" beneficiary. That person now has the stigma of suspicion, fear, and resentment of people in subsidized housing, regardless of where that individual actually lives.

Our government should consider the unintended consequences of its decisions, not just pursue what makes our elected representatives feel good about themselves.

Respectfully,

Steve & Malinda Paynter
3105 Crestmoor Ct
Prospect KY

From: [Bruce Haskell](#)
To: [Dock, Joel](#); [Steve Stowers](#); [Kurt Reibling](#); [CrumsRevenge](#)
Subject: For inclusion in the official record: against case #19-CAT3-0014 Replacement of Beecher Terrace in Prospect
Date: Tuesday, August 6, 2019 7:26:07 PM

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case #19-CAT3-0014

Dear Case Worker:

Placing public housing to replace the Beecher Terrace units in Prospect is very objectionable on many grounds.

I severely object to this plan due to:

- 1) There are virtually no jobs available for anyone in the immediate vicinity. Only a few positions are open in the local stores, nor is there industry here for other jobs. Most farm positions are further out while "central" industrial and retail jobs require extensive travel by car.
- 2) There is totally inadequate bus and transportation services available in the area. Employment will require extensive travel every day to people of limited travel resources.
- 3) Inadequate school classroom spaces....may require long travel for available locations of schooling. No real libraries, learning resources, etc. exist.
- 4) Traffic is limited to a two-lane road...already overly burdened with rush-hour traffic.
- 5) There is little social networking now available for new residents from Beecher Terrace.
- 6) Better jobs, libraries, churches and schools exist in the Westport Rd. Area, just south of here and also along the Shelbyville road corridor.
- 7) Placing a project like this so far out on the actual county line appears to be a sociopolitical if not an anti-social move to move Beecher Residents out to a **virtual "gulag"** outside the city, so that down-town "gentrification" may proceed.

(Due to the incredible inappropriateness of this project, please excuse my looking at case #19-CAT3-0014 with such a jaded perspective!!!)

Please help defeat the ill-considered idea of case #19-CAT3-0014 !

Thank You,

Bruce

Bruce S. Haskell, DMD, PhD
Professor (Part-Time), Division of Orthodontics
College of Dentistry
Chandler Medical Center, D406
University of Kentucky
Lexington, Ky 40536-0297

From: [robert](#)
To: [Dock, Joel](#)
Subject: Proposed new development Prospect-Relocation of Beecher Terrace
Date: Monday, August 19, 2019 1:21:02 PM

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August 19, 2019

Dear Mr. Dock,

The relocation of people from Beecher Terrace to Prospect would be somewhat of a culture shock as the area is so far removed from Louisville.

Without transportation, many people would feel isolated. The City offers easy access to parks, shopping doctors, sports, etc., but without personal

transportation it isn't possible to easily get into the City from Prospect.

As a longtime Highlands resident (60 years) who moved to Prospect at the end of 2014, I can honestly tell you the differences between City and

suburban living are tremendous. I have read comments made by Prospect residents about this move; however, I would ask that City officials and

LDG Development give Beecher Terrace residents an opportunity to express their opinions about moving. The pros and cons of this move should be

studied before making a decision that can greatly impact the lives of both Beecher Terrace residents and current Prospect residents.

Thank you for reading this and giving consideration to what I've written.

Andrea T Aschbacher

7612 Wolfpen Ridge Court

Prospect, Kentucky 40059

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

From: [Lisa Daniel](#)
To: [Dock, Joel](#)
Subject: Case 19-CAT3-0014
Date: Monday, August 19, 2019 1:48:26 PM

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Dear Mr. Dock,

I would like to express my deep concern for the new low income housing project designated for Prospect. We are a community of single family homes and this parcel was obviously not zoned in the 70's as it would be today. There have been no traffic studies to my knowledge and we already have a huge delay in that area at both morning and afternoon rush hour. It does not seem prudent to add to what is already an issue right before the road goes to a single lane toward Goshen.

Secondly, if the residents do not have vehicles for use there is no infrastructure for busing and getting to and from grocery stores will result in foot traffic on a very busy Hwy 42. There are no sidewalks to allow safe passage and with this additional foot traffic we will see more injuries and accidents resulting in chaos for traffic on this stretch. Backups are difficult because there is only one way to get out of this area to 265 or 264.

Of course we are all worried about increased crime with the Beacher Terrace residents being the majority of tenants. Prospect has been named "the safest city in KY" and has a very small police department. We have been advised that Prospect police will not have jurisdiction for these apartments and the nearest Jefferson County police dept is quite a distance away. Will that issue be addressed if crime does indeed rise as predicted?

Thank you for your time.

Sincerely,

Lisa M. Daniel MD, FACEP

From: [Kelly Scott](#)
To: [Dock, Joel](#); joeldock@louisvilleky.gov; joel.dock@louisvillekentucky.gov
Subject: 10500/10600 us hwy 42
Date: Monday, August 19, 2019 3:41:28 PM

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

Mr. Dock,

My neighbors received a flyer regarding the Government Housing Development on Hwy 42. I tried to put in the case number listed and it is not valid:

Case #19-CAT3-0014.

Our neighbors and I are quite stumped why this proposal would come to fruition?

There are no sidewalks and there is only a gas station. Less than 30% Beecher Terrace Residents do not own a car and the bus doesn't even go through there.

Any information you can give me is appreciated and/or a new case number.

Sincerely,
Kelly Scott

Sent from my Verizon, Samsung Galaxy smartphone

From: [Dock, Joel](#)
To: [Kelly Scott](#); joeldock@louisvilleky.gov; joel.dock@louisvillekentucky.gov
Subject: RE: 10500/10600 us hwy 42
Date: Monday, August 19, 2019 3:50:00 PM

The development is for multi-family housing. Typically on projects not involving a rezoning, they are approved by-right given they meet all zoning requirements (yard, landscaping, etc.). Staff's review does not take in to account the specific occupant and it is not part of the application. The case # you provided is correct. We are undergoing some technology changes that are impacting both the citizens ability to access information and staff.

From: Kelly Scott [mailto:Kelly@KellyScott.com]
Sent: Monday, August 19, 2019 3:41 PM
To: Dock, Joel; joeldock@louisvilleky.gov; joel.dock@louisvillekentucky.gov
Subject: 10500/10600 us hwy 42

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Mr. Dock,
My neighbors received a flyer regarding the Government Housing Development on Hwy 42. I tried to put in the case number listed and it is not valid:
Case #19-CAT3-0014.
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Any information you can give me is appreciated and/or a new case number.
Sincerely,
Kelly Scott

Sent from my Verizon, Samsung Galaxy smartphone

From: [Maureen](#)
To: [Dock, Joel](#)
Subject: Case #19 CAT 3-0014
Date: Tuesday, August 20, 2019 1:50:17 PM

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Hello, I was given your name to inquire about the Beecher Terrace apartment re-location of 160, one and two bedroom, apartments to 13 acres off US 42 in City of Prospect across from Rose Island Road.

I built my own home in 1985 about two miles north, on 42, in Covered Bridge Farms Subdivision, in Prospect-Oldham County (almost 35 years ago) - I'm concerned for my own property and neighborhood's retained value/quality, ranging from City of Prospect shopping and neighborhoods on out north of me in Oldham a couple miles (mostly, with 160 unit, instant density).

Read many stats on proposed units (in CJ and on Neighborhoods Blog)and typical subsidized housing makeup and needs. Some were concerned about increased traffic, which is plausible even if only a third of renters units had a car. Similarly, how would other residents get to shopping, jobs or recreation - no sidewalks and only a couple buses -- on edge of country? If I were in need of public housing, I would sure appreciate new and fresh units, but not isolation in 'Gucci' Prospect. Some were concerned with history of Projects increasing crime - again, probably a fact, and this relocation would, now, require: 1) relief of traffic increase woes, (2)new public transportation routes, including local ones, to shops, (3) more policing...and where would school kids from 160 units be placed, healthfully, close (Ballard H.S., Wilder Elementary, Dunn Elementary, Norton Elementary, Kammerer Middle...? Teaching/counseling staff increases needed?

Expenses involved in this relocation, seem out of whack or not reasonable, at minimum?

Also, from conversation on Neighborhoods-Nextdoor, some neighbors will be very unfriendly because of "invasive feel and distribution of wealth idea," stemming from inclusive, controlled, planned development of Prospect, from late 60s.

There was a meeting planned, but I was unaware of it.

Wondering if you could shed light on my gathered perceptions, or if this is a government imposed, done deal, that no amount of crying or wringing of hands (of both current and PROSPECTive residents) will alter?

Thanks, in advance, Maureen

From: [Dock, Joel](#)
To: [Sherri Koselke](#)
Subject: RE: Prospect Family Apartments Case #19-CAT3-0014
Date: Wednesday, August 21, 2019 10:11:00 AM

All comments received are incorporated into the record and made available to Commissioners or Board members reviewing development proposals. Your comments have been received and will be made available.

From: Sherri Koselke [mailto:skoselke@gmail.com]
Sent: Wednesday, August 21, 2019 10:10 AM
To: Dock, Joel
Subject: Re: Prospect Family Apartments Case #19-CAT3-0014

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So, how can I find out who is on the subcommittee, so I can write to them?

Sent from my iPhone

On Aug 21, 2019, at 9:56 AM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

A sub-committee of the Planning Commission will approve or deny the application for development. They are obligated to approve the proposed multi-family development pursuant to Land Development Code 11.6.4.B.3 if it complies with the zoning regulations.

Joel P. Dock, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5860

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

<image001.jpg>

<image002.png><image003.png>

From: Sherri Koselke [<mailto:skoselke@gmail.com>]
Sent: Wednesday, August 21, 2019 9:52 AM
To: Dock, Joel
Subject: Re: Prospect Family Apartments Case #19-CAT3-0014

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So who is responsible for approving this housing project? Someone had to approve it!

Sent from my iPhone

On Aug 21, 2019, at 9:44 AM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

Please note that the Planning Commission is not the applicant on the project and does not propose developments in Louisville Metro. Development on this site is being requested by a private organization. The proposed use is permitted by right within the zoning district of the property. My responsibilities in this case are to determine whether the proposal meets the zoning requirements (setback, height, landscaping, etc.). This project is not subject to a Comprehensive Plan review. Also, Planning staff does not consider, except in rare circumstances, the end occupant of development. The application is for multi-family development and will be reviewed under the regulations in place for all of Louisville Metro for multi-family housing.

Joel P. Dock, AICP

Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>
<image001.jpg>
<[image002.png](#)><[image003.png](#)>

From: Sherri Koselke [<mailto:skoselke@gmail.com>]
Sent: Wednesday, August 21, 2019 8:39 AM
To: Dock, Joel
Subject: Prospect Family Apartments Case #19-CAT3-0014

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Sherri Koselke
12807 High Meadows Pike
Prospect, KY 40059

August 16, 2019

Attention: Joel Dock, Case Manager
Ref: Case #19-CAT3-0014
Prospect Family Apartments

Dear Joel:

My husband and I have lived in Prospect for 31 years. We oppose the proposed Prospect Family Apartments for several reasons:

1. It's completely out of character for the neighborhood.
2. The traffic is already a nightmare at this location, and this proposed project will only make it worse.
3. There is no infrastructure for this type of development, including sidewalks and transportation.
4. There is also a question about who would police this area since it's out of the Prospect City Limits and not in Oldham County. We have never seen an LMPD patrol car in the area.

My husband and I, along with our neighbors (several of whom are minorities) have worked very hard our entire lives to be able to live where we do. We don't understand why the Planning Commission is trying to social engineering our neighborhoods. Research done by Stanford University in 2015 which was documented in an article called "Is Affordable Housing Good for the Neighborhood?" found that new projects put in poorer neighborhoods increased surrounding home prices and reduced crime, while new projects in wealthier neighborhoods drove down home prices and decreased racial diversity. There has been a lot of research done in the last several years that confirms this. I thought the Planning Commission was supposed to try to make Louisville a better place to live, not try to ruin the neighborhoods.

I am in favor of helping those who want to help themselves and/or who can't help themselves. I do believe that The Planning Commission should take a look at the subsidized housing model in Charlotte, North Carolina; where people were given help but also given incentives to eventually move off subsidized housing. It's the only subsidized housing model that I could find that is successful. Just because you move poor people to a wealthier

neighborhood, does not mean they are going to change; especially if you continue to de-incentive them by having no expectations that they will ever do better. People who want to do better will work hard and eventually make their circumstances better. People that don't want to work hard will stay where they are and continue to live off the government.

I know that because both my family and my husband's family were poor. My mother was one of eight children who grew up in the back hills of Eastern Kentucky. Her father was a coal miner. She pulled herself up by her "bootstraps" and graduated from high school and later became a nurse because she was determined to have a better life. I come from a family of seven children, and my father worked in the steel mills. My husband grew up in the country and had no plumbing until he was twelve. His father was a milk man. We both worked hard and made a better life for ourselves.

I think all of you on the Planning Commission know that subsidized housing units have traditionally brought more crime to an area and have lowered the housing values around them. So, I ask you again, why are you doing this? Isn't your job to try to make Louisville a better place to live so that people living in the City and those people thinking about moving here will feel their government is working for them, not against them. If it's the crime that the Mayor is trying to move around the City, wouldn't a better approach be to clean up the crime so people could stay in their neighborhoods? This is not a "win/win" situation for anyone. It sounds like social engineering if you ask me, and the only thing it will do is make people mad. Those of us living in Prospect worked very hard to be able to live here. Nothing was given to the majority of us, and I don't think we deserve to have our neighborhood ruined because the Planning Commission or the Mayor thinks this is a nice experiment.

Good neighborhoods and schools are the first thing people ask about when moving to a city. People moving here from out of town already choose Oldham County over Jefferson County because of the schools. If the Planning Commission approves either of these housing projects for Prospect; it may very well deter businesses or/or individuals thinking about moving here. The word on the internet and "street" will be that Louisville is not a good place to live because the Major and the Planning Commission may stick a housing unit in at any time and ruin your neighborhood!

Sincerely,

Sherri Koselke

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

From: [Dock, Joel](#)
To: [Leigh Wiedmar](#)
Subject: RE: LDG land holdings-Prospect Family #19-CAT3-0014
Date: Wednesday, August 21, 2019 10:58:00 AM

Leigh,

For questions regarding the financing of the project and tenant structure, your questions should be directed to the applicant of the proposal - LDG Development, Mark Lechner at 502-638-0534 or mlechner@ldgdevelopment.com

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

From: Dock, Joel
Sent: Wednesday, August 21, 2019 10:23 AM
To: Leigh Wiedmar
Subject: RE: LDG land holdings-Prospect Family #19-CAT3-0014

These questions are outside my review. Please contact LMHA directly.

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

From: Leigh Wiedmar [<mailto:leigh.wiedmar@outlook.com>]
Sent: Wednesday, August 21, 2019 10:20 AM
To: Dock, Joel
Subject: LDG land holdings-Prospect Family #19-CAT3-0014

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I just talked to the LMHA. They informed me that the majority of the Beecher Terrace residents have already been relocated. I am confused. I also read per Scott Reed, that the LMHA has issued a preliminary award for Project Based Vouchers to LDG for the proposed Prospect Family development for replacement housing for Beecher Terrace residents? If the majority of the residents have been relocated, why are additional Vouchers needed? Do you know how many Vouchers were issued?

Thank you!

Leigh...
Sent from my iPad

From: [LDGinfo](#)
To: [sladd@courier-journal.com](#); [Gerth_Joe \(C-1\)](#); [mfinley@bizjournals.com](#); [jbard@wdrb.com](#); [ahenderson@oldhamera.com](#); [hfontaine@whas11.com](#); [weible@whas11.com](#); [mgc@cubbank.com](#); [mcc@cubbank.com](#); [Reed_Scott](#); [Dock_Joel](#)
Subject: Re: LDG fraud & wrongdoing
Date: Thursday, August 22, 2019 3:23:08 PM

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see attached.

Sent with [ProtonMail](#) Secure Email.

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

On Thursday, August 22, 2019 7:15 PM, LDGinfo <LDGinfo@protonmail.com> wrote:

All of these articles can be looked up on [Newspapers.com](#) with a subscription.

Articles about LDG Development or their properties in the past:

Front page and full 3 pages in the Courier Journal Sept 9, 1996 "Inter-city Developer (LDG) took ownership hope, turned it to despair" (Home Ownership)

Courier Journal Sept 9, 1996 "A Courier Journal Investigation has found they (tenants) are not alone in their plight. More than half of the 17 LDG tenants interviewed has similar complaints...."

"LDG created a written agreement with the struggling tenants for an option to buy the property at a 72% increase ! After just petitioning to get the property tax reduction."

Lawyer for Fannie Mae, James Carlberg (Indianapolis Star 2014) , "The complex's owner defaulted on two loans on which it owed \$17.6 million."

Jefferson District Judge Ann Shake"(Courier Journal Sept 9, 1996) "It's as poorly drafted an agreement as I've seen," "The CJ goes on to print: "incomprehensible in some respects and overwhelmingly favoring the company (LDG)"

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Indianapolis Star (Feb 19th 2010) "Apartments (LDG) told to repay \$809,000 in Federal subsidies" "Employees submitted false and fraudulent documents and engaged in a wide spread pattern of criminal activity including dealing in narcotics, residential entry, fire arm offenses and welfare fraud"

"City Housing officials call Cambridge Station (LDG) an epicenter of violent crime and they blamed the owners (LDG) of the apartment complex."

"LDG Development LLC must return \$809,5511 in housing assistance payments... otherwise the company or its employees could face possible prosecution for Welfare Fraud, a Class C Felony"

Indianapolis Star (Feb 22nd 2010) "Payback time for lax landlords (LDG)" "From 2006 to 2009 crime more than doubled" 815 crimes reported during this period.

Indianapolis Star (Feb 23rd 2010) "the complex (LDG) failed to keep criminals from living there and that employees contributed to a high level of crime for years"

Indianapolis Star (Mar 9th 2010) "additional fraud accusations and other wrongdoing against.. LDG Development" "\$261,000 MORE sought"

Indianapolis City Housing Officials: (Indianapolis Star 2010) - "Cambridge Station an Epicenter of violent crime"

Wave 3 - Jan 18th, 2013 - "Developer got tax credits before controversial project" Wife of co-owner Chris, Lisa Dischinger falsley claimed she was a 51% minority owner. They used millions of dollars of low interest loans unlawfully.

<https://www.wave3.com/story/20625537/developer-loses-female-owned-statis-after-troubleshooter-invesitgation/>

Indianapolis Housing Police: (IndyStar Feb 19th 2010)

- "Employees submitted false and Fraudulent documents"

- "Management created an epicenter of crime...."

- "Criminal activity.. including Welfare Fraud"

As a side note, you would also think the owners would be democrats? But here is co-Owner, Mark Lechner's contribution history. \$ to Trump's GOP machine !!

https://www.fec.gov/data/receipts/individual-contributions/?contributor_name=mark+lechner&min_date=01%2F01%2F1995&max_date=12%2F31%2F2020&contributor_employer=ldg

Why would the Louisville Government (and Planning) want to reward and give our tax dollars away to LDG Development? They have 25 years of bad behavior.

More to come....

Sent with [ProtonMail](#) Secure Email.

From: LDGinfo
To: sladd@courier-journal.com; Gerth, Joe (C-1); mfinley@bizjournals.com; jbard@wdrb.com; ahenderson@oldhamera.com; hfountaine@whas11.com; wweible@whas11.com; mgc@cubbank.com; mcc@cubbank.com; Reed, Scott; Dock, Joel
Subject: LDG fraud & wrongdoing
Date: Thursday, August 22, 2019 3:26:26 PM

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They have 25 years of bad behavior.

More to come....

Sent with [ProtonMail](#) Secure Email.

From: [Dock, Joel](#)
To: [Lori Casper](#)
Subject: RE: Planning of apartment buildings in Prospect
Date: Monday, August 26, 2019 9:17:00 AM
Attachments: [19-CAT3-0014 Plan 8-19-19.pdf](#)

Approval for plan submitted under case #19-cat3-0014 for multi-family development has not received approval. The plan will be reviewed for compliance with the development regulations in effect for Louisville Metro. The plan will require administrative approval by a sub-committee (LD&T) of the Planning Commission. No meeting dates have been set. If the proposal meets development regulations (setback, landscaping, parking), it is ministerial approved by LD&T.

Plan is attached.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>

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

From: Lori Casper [<mailto:lorianncas@icloud.com>]
Sent: Sunday, August 25, 2019 10:27 PM
To: Dock, Joel
Subject: Planning of apartment buildings in Prospect

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 Mr Dock,
Can you advise me on how to get more information on the 3 building projects in the works for Prospect off 42. I would like to better understand how this many apartment units and houses have been approved based on traffic implications. As it stands now we are in a very dangerous situation with the amount of traffic we experience now. Please advise. Thank you

Sent from my iPhone

From: [LDGinfo](#)
To: [sladd@courier-journal.com](#); [Gerth_Joe \(C-1\)](#); [mfinley@bizjournals.com](#); [jbard@wdrb.com](#); [ahenderson@oldhamera.com](#); [hfountain@whas11.com](#); [weible@whas11.com](#); [mgc@cubbank.com](#); [mcc@cubbank.com](#); [Reed_Scott](#); [Dock_Joel](#); [nmartinez@wave3.com](#)
Subject: Re: LDG fraud & wrongdoing
Date: Monday, August 26, 2019 10:16:01 AM

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

LDG Development had their 2nd party in 30 days in Prospect yesterday. 200+ youths camped out illegally on Hwy 42 and the new Proposed Low income housing project. The Marathon gas station could not operate for 6 hours because they just parked everywhere on the property without a care. This property is surrounded by single family homes for as far as the eye can see. Half naked people walking on HWY 42 and flipping off everyone that goes by. They were parking and making U-Turns on HWY 42. LDG is the owner of this property. They are living up to all the bad press I have highlighted for you below. Because this property is on a small area that Jefferson County and Not Prospect controls, the Prospect Police refused to respond. The Metro Police told many residents that this was not a priority for them. Metro showed up 6 hours later. This is what Prospect and Oldham county will become if this Low Income Housing is built here. I am sure some will rejoice in this because being successful and law abiding is looked down upon by many people these days.

Sent with [ProtonMail](#) Secure Email.

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

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Jefferson District Judge Ann Shake"(Courier Journal Sept 9, 1996) "It's as poorly drafted an agreement as I've seen." "The CJ goes on to print: "incomprehensible in some respects and overwhelmingly favoring the company (LDG)"

Indianapolis Star (Nov 13th 2014) Fannie Mae asked a judge to appoint a receiver to take over the complex. (From LDG Development). The judge approved the request last week"

Indianapolis Star (Feb 19th 2010) "Apartments (LDG) told to repay \$809,000 in Federal subsidies" "Employees submitted false and fraudulent documents and engaged in a wide spread pattern of criminal activity including dealing in narcotics, residential entry, fire arm offenses and welfare fraud"

"City Housing officials call Cambridge Station (LDG) an epicenter of violent crime and they blamed the owners (LDG) of the apartment complex."

"LDG Development LLC must return \$809,551 in housing assistance payments... otherwise the company or its employees could face possible prosecution for Welfare Fraud, a Class C Felony"

Indianapolis Star (Feb 22nd 2010) "Payback time for lax landlords (LDG)" "From 2006 to 2009 crime more than doubled" 815 crimes reported during this period.

Indianapolis Star (Feb 23rd 2010) "the complex (LDG) failed to keep criminals from living there and that employees contributed to a high level of crime for years"

Indianapolis Star (Mar 9th 2010) "additional fraud accusations and other wrongdoing against.. LDG Development" "\$261,000 MORE sought"

Indianapolis City Housing Officials: (Indianapolis Star 2010) - "Cambridge Station an Epicenter of violent crime"

Wave 3 - Jan 18th, 2013 - "Developer got tax credits before controversial project" Wife of co-owner Chris, Lisa Dischinger falsley claimed she was a 51% minority owner. They used millions of dollars of low interest loans unlawfully.

<https://www.wave3.com/story/20625537/developer-loses-female-owned-statis-after-troubleshooter-invesitgation/>

Indianapolis Housing Police: (IndyStar Feb 19th 2010)

- "Employees submitted false and Fraudulent documents"
- "Management created an epicenter of crime...."
- "Criminal activity.. including Welfare Fraud"

As a side note, you would also think the owners would be democrats? But here is co-Owner, Mark Lechner's contribution history. \$ to Trump's GOP machine !!

[https://www.fec.gov/data/receipts/individual-contributions/?](https://www.fec.gov/data/receipts/individual-contributions/?contributor_name=mark+lechner&min_date=01%2F01%2F1995&max_date=12%2F31%2F2020&contributor_employer=ldg)

[contributor_name=mark+lechner&min_date=01%2F01%2F1995&max_date=12%2F31%2F2020&contributor_employer=ldg](https://www.fec.gov/data/receipts/individual-contributions/?contributor_name=mark+lechner&min_date=01%2F01%2F1995&max_date=12%2F31%2F2020&contributor_employer=ldg)

Why would the Louisville Government (and Planning) want to reward and give our tax dollars away to LDG Development? They have 25 years of bad behavior.

More to come....

Sent with [ProtonMail](#) Secure Email.

From: [Dock, Joel](#)
To: [Lori Casper](#)
Subject: RE: Planning of apartment buildings in Prospect
Date: Monday, August 26, 2019 10:51:00 AM
Attachments: [image002.png](#)
[image003.png](#)

I followed-up with our Transportation staff. They stated that Louisville Metro will require a traffic study if a development generates over 200 peak hour trips. This development will generate 110 peak hours trips based on the number of units and the type of units using the ITE trip generate manuals. KYTC may require a traffic study for developments with over 100 peak hour trips. They have not yet requested a study.

The applicant has been made aware of many concerns noted by citizens with respect to traffic.

Joel P. Dock, AICP

Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



From: Lori Casper [mailto:lorianncas@icloud.com]
Sent: Monday, August 26, 2019 9:54 AM
To: Dock, Joel
Subject: Re: Planning of apartment buildings in Prospect

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

How do we get that requested?

Sent from my iPhone

On Aug 26, 2019, at 9:51 AM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

A traffic study has not been requested or required at this time.

Joel P. Dock, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5860

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

<image001.jpg>

<image002.png><image003.png>

From: Lori Casper [<mailto:lorianncas@icloud.com>]

Sent: Monday, August 26, 2019 9:50 AM

To: Dock, Joel

Subject: Re: Planning of apartment buildings in Prospect

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

Thank you for your quick response. Do you know has there been a traffic impact study?

Sent from my iPhone

On Aug 26, 2019, at 9:17 AM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

Approval for plan submitted under case #19-cat3-0014 for multi-family development has not received approval. The plan will be reviewed for compliance with the development regulations in effect for Louisville Metro. The plan will require administrative approval by a sub-committee (LD&T) of the Planning Commission. No

meeting dates have been set. If the proposal meets development regulations (setback, landscaping, parking), it is ministerial approved by LD&T.

Plan is attached.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>

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

From: Lori Casper [<mailto:lorianncas@icloud.com>]
Sent: Sunday, August 25, 2019 10:27 PM
To: Dock, Joel
Subject: Planning of apartment buildings in Prospect

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 Mr Dock,

Can you advise me on how to get more information on the 3 building projects in the works for Prospect off 42.

I would like to better understand how this many apartment units and houses have been approved based on traffic implications. As it stands now we are in a very dangerous situation with the amount of traffic we experience now.

Please advise. Thank you

Sent from my iPhone

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

<19-CAT3-0014_Plan_8-19-19.pdf>

From: [Lori Casper](#)
To: [Dock, Joel](#)
Subject: Re: Planning of apartment buildings in Prospect
Date: Monday, August 26, 2019 12:10:51 PM

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

Mr Dock

I have been reading comments regarding a dangerous traffic situation last night. It concerned the house that LDG purchased to have the land for the low income housing project. If this is what to expect it was awful. Cars were lining up 42. There were people walking in the street. What I witnessed was not good but what occurred later in the evening was even worse. The numbers that have been looked at to determine traffic need to be re-evaluated. Thank you again for your time.

Sent from my iPhone

On Aug 26, 2019, at 11:01 AM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

The trip generation is based on this development only.

From: Lori Casper [<mailto:lorianncas@icloud.com>]
Sent: Monday, August 26, 2019 10:59 AM
To: Dock, Joel
Subject: Re: Planning of apartment buildings in Prospect

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 think when totaled the 3 developments proposed we will be over that amount. Has that been considered. I apologize to bombard your email. Thank you again.

Sent from my iPhone

On Aug 26, 2019, at 10:51 AM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

I followed-up with our Transportation staff. They stated that Louisville Metro will require a traffic study if a development generates over 200 peak hour trips. This development will generate 110 peak hours trips

based on the number of units and the type of units using the ITE trip generate manuals. KYTC may require a traffic study for developments with over 100 peak hour trips. They have not yet requested a study.

The applicant has been made aware of many concerns noted by citizens with respect to traffic.

Joel P. Dock, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5860

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

<image001.jpg>

<image002.png><image003.png>

From: Lori Casper [<mailto:lorianncas@icloud.com>]

Sent: Monday, August 26, 2019 9:54 AM

To: Dock, Joel

Subject: Re: Planning of apartment buildings in Prospect

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How do we get that requested?

Sent from my iPhone

On Aug 26, 2019, at 9:51 AM, Dock, Joel

<Joel.Dock@louisvilleky.gov> wrote:

A traffic study has not been requested or required at this time.

Joel P. Dock, AICP

Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
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<image001.jpg>
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From: Lori Casper [<mailto:lorianncas@icloud.com>]
Sent: Monday, August 26, 2019 9:50 AM
To: Dock, Joel
Subject: Re: Planning of apartment buildings in Prospect

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

Thank you for your quick response. Do you know has there been a traffic impact study?

Sent from my iPhone

On Aug 26, 2019, at 9:17 AM, Dock, Joel
<Joel.Dock@louisvilleky.gov> wrote:

Approval for plan submitted under case #19-cat3-0014 for multi-family development has not received approval. The plan will be reviewed for compliance with the development regulations in effect for Louisville Metro. The plan will require administrative approval by a sub-committee (LD&T) of the Planning Commission. No meeting dates have been set. If the proposal meets development regulations (setback, landscaping, parking), it is ministerial approved by LD&T.

Plan is attached.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>

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

From: Lori Casper
[<mailto:lorianncas@icloud.com>]
Sent: Sunday, August 25, 2019 10:27 PM
To: Dock, Joel
Subject: Planning of apartment buildings in Prospect

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 Mr Dock,
Can you advise me on how to get more information on the 3 building projects in the works for Prospect off 42.
I would like to better understand how this many apartment units and houses have been approved based on traffic implications. As it stands now we are in a very dangerous situation with the amount of traffic we experience now.
Please advise. Thank you

Sent from my iPhone

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communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

<19-CAT3-0014_Plan_8-19-19.pdf>

From: [Mike Richardson](#)
To: [Dock, Joel](#)
Subject: Re: RE: Re:
Date: Monday, August 26, 2019 1:42:24 PM

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 bet it would not be so matter of fact if this was your community. Thanks.

Sent from my iPhone

On Aug 26, 2019, at 1:33 PM, Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

Approval for plan submitted under case #19-cat3-0014 for multi-family development has not received approval. The plan will be reviewed for compliance with the development regulations in effect for Louisville Metro. The plan will require administrative approval by a sub-committee (LD&T) of the Planning Commission. No meeting dates have been set. If the proposal meets development regulations (setback, landscaping, parking), it is ministerial approved by LD&T.

Police presence or a private party is outside the review of this application.

From: Mike Richardson [<mailto:mwrichardson58@gmail.com>]
Sent: Monday, August 26, 2019 12:46 PM
To: Dock, Joel
Subject: Re:

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

Im sorry. You approved a development for a community that has a history of high crime but no one is addressing the police presence that is needed. The area is not covered by Prospect Police, and its in an isolated area covered by Metro Police - in 28 years I have never seen Metro Police in the area. What is the plan to keep our community safe?

Aside from the fact that if LGD is going to throw a party shouldnt there have been police directing traffic for safety reasons?

Mike Richardson

On Mon, Aug 26, 2019 at 11:35 AM Dock, Joel <Joel.Dock@louisvilleky.gov>

wrote:

The review of the submitted development in case 19-cat3-0014 is subject to the development regulations in effect for Louisville Metro. These concerns are outside the consideration of this review.

Joel P. Dock, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5860

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

<image001.jpg>

<image002.png><image003.png>

From: Mike Richardson [mailto:mwrichardson58@gmail.com]

Sent: Monday, August 26, 2019 11:12 AM

To: Dock, Joel

Subject:

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

Cars parked from Marathon station to Oldham county line last night. People walking down the middle of Hwy 42 causing complete disruption to traffic. Dangerous! I cant believe this is legal. Where were the police? Found out it was LDG Development throwing a party for the future Beecher Terrace residents.

Prospect police were called who say its not their jurisdiction, its Metro Police. Well this is wonderful you folks have agreed to place Beecher Terrace residents (one of the highest crime neighborhoods in Louisville) in Prospect without proper police coverage.

What is the Metro plan for protecting the people and property of Prospect, Glenview, and Goshen?

--

Mike Richardson

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--

Mike Richardson

From: [Debbie Posey](#)
To: [Dock, Joel](#)
Date: Monday, August 26, 2019 3:34:52 PM

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

Its beyond belief that moving a project to Prospect. Is in the best interest of anyone. 42 is already overcrowded there are drainage issues. Only shopping is Kroger which isnt cheap or small IGA which is expensive as well. The schools arent out here. Hwy. 42 has no sidewalks and would be dangerous to walk. Not to mention the ridiculous money paid for the property. No one is being fooled here as to why this is being forced on us. Not to mention fact that Jefferson county police is 25 min. Away.

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Beecher Terrace move to Prospect: What ate you thinking?" from "kbergkint@yahoo.com"
Date: Wednesday, August 28, 2019 12:27:05 PM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of kbergkint@yahoo.com
Sent: Wednesday, August 28, 2019 12:12 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Beecher Terrace move to Prospect: What ate you thinking?" from "kbergkint@yahoo.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 12:12pm

Your Email Address:

kbergkint@yahoo.com

Your Subject:

Beecher Terrace move to Prospect: What ate you thinking?

Your Comment:

Dear Mayor Fisher,

What an awesome idea you have! Let's take all the residents in Beecher Terrace (with one of the highest crime rates in Louisville) and move them to Prospect (with one of the lowest crime rates). Let's take all the crime imbedded in these folks and move it to a sleepy bedroom community. Then let's take the people who have basically the lowest education and kill our Jefferson County schools in Prospect. Finally, let's take people with limited car access and send them to the most affluent community with Jefferson County where TARC is mediocre at best. Great idea, let's make it work! You will need a lot of help. In the meantime, I am planning to move before my property values plummet. By the way, when do you plan to submit a similar plan for YOUR neighborhood? I will be watching for that!

Karl Bergkint
502-424-6110
kbergkint@yahoo.com

Event Email:

From: [Ford, Will F](#)
To: [Mayor Information](#)
Cc: [Dock, Joel](#)
Subject: RE: Website Mayor Contact Form [#9053] - on
Date: Wednesday, August 28, 2019 12:40:17 PM

I am copying Joel Dock. He is the Planning & Design case manager for the proposed development. Comments can be sent to him.

Will Ford
Office of the Mayor
Special Assistant
502-574-4289 (Office)
502-618-7124 (Mobile)
will.ford@louisvilleky.gov
www.louisvilleky.gov

From: Mayor Information <Mayor.Information@louisvilleky.gov>
Sent: Wednesday, August 28, 2019 12:37 PM
To: Ford, Will F <Will.Ford@louisvilleky.gov>
Subject: FW: Website Mayor Contact Form [#9053] - on

Your thoughts?

From: Website Contact Form for Mayor's Office [<mailto:no-reply@wufoo.com>]
Sent: Monday, August 26, 2019 6:01 PM
To: Mayor Information <Mayor.Information@louisvilleky.gov>
Subject: Website Mayor Contact Form [#9053] - on

Date *	Monday, August 26, 2019
Name *	Charles Bauer
Address *	<input type="checkbox"/> 13004 Ridgemoor Dr Prospect, KY 40059-8197 United States
Phone Number *	(502) 499-1831
Email *	charles.bauer@mac.com

Comment, question or concern:

Mayor Fischer,

As I am sure you have already been contacted by many of my neighbors concerning the huge "for profit" party at 10600 US Hwy 42, Dr. Hahn's house that was sold to LDG Land Holdings, LLC. This party that was thrown was an absolute shock to the area with the volume of traffic, illegal parking on Highway 42, people walking down 42 after dark, some with little clothing and without any street

lighting, nearly causing multiple accidents. The reckless rental of this property to an individual(s) that would intentionally disrupt this area of town is irresponsible to say the least. In light of LDG's past performance in Prospect with the low income housing for seniors and now the proposed east-end location of Beecher Terrace, I have to wonder if this is a personal hatred for the residents out here. The party notice that was on social media listed the event as "For Profit" and the event easily drew hundreds of vehicles and an estimated 500 guests.

I understand from conversations I have been in, that the intention is to send a 30 day notice of eviction to the renters. Is this the future of Prospect? Are we to be punished for having a nice community? The proposed redevelopment of a private single family residence into section 8 housing is not appropriate for this area. LDG has not used good judgement in who they chose to rent the house to and I think it is equally poor judgement for the future use of the property.

I implore you to get involved and help stop this development from ever receiving approval anywhere in this area. It is not an appropriate use of land in this area of single family homes.

Regards,
Charles Bauer

From: [Mayor Information](#)
To: [Dock, Joel](#)
Subject: FW: Website Mayor Contact Form [#9059] - on
Date: Wednesday, August 28, 2019 12:42:33 PM

Good Afternoon.

Please see below.

Can you contact Pam Bertkllint?

From: Website Contact Form for Mayor's Office [mailto:no-reply@wufoo.com]
Sent: Wednesday, August 28, 2019 11:37 AM
To: Mayor Information <Mayor.Information@louisvilleky.gov>
Subject: Website Mayor Contact Form [#9059] - on

Date *	Wednesday, August 28, 2019
Name *	Pam Bergkllint
Address *	<input type="checkbox"/> 3608 Locust Circle West Prospect, KY 40059 United States
Phone Number *	(502) 819-3608
Email *	fsucpa1@bellsouth.net

Comment, question or concern:

Hello, Mayor.

Our family has been a resident of Goshen and Prospect neighborhoods since 1991. Many changes have taken place in the area during these years. Yet with these changes our area still remains a family friendly environment with relatively low crime.

We are very concerned about the planned relocation of Beecher Terrace residents to Hwy. 42!! The Next Door postings are the main communication to residents and Prospect and Goshen residents are NOT happy with this news.

We feel that decisions are being made, and have been made, that will very negatively impact our house values AND our community. The planned LDG community of over 130 units will have a major negative impact on our area in many ways.

Mayor, how would YOU feel if your community was about to be impacted by decisions that you HAD no input on? How would you feel if the value of your largest financial asset, your house, was about to decline and you had NO INPUT?

It seems that the motive for relocating the Beecher Village community is strictly a political agenda AND to benefit LDG financially.

Our area does not have sufficient transportation (TARC stops at Hunting Creek) or roads (the traffic on Hwy 42 during peak time is already HORRIFIC) or employment opportunities or recreational facilities for these residents.

These changes will impact us in ways that will lower our property values, increase traffic issues, and residents do NOT want these changes.

An increase in "For Sale" signs is already happening because of this news! Residents are worried and frustrated. Some house sales have been "cancelled" because of this news.

Last Sunday the event at the property created traffic issues; residents were NOT happy with the behavior at this event.

Can you please provide guidance as to how we can make our voices heard to the Jefferson County officials who are pushing this development relocation? This community is less than 2 miles from my neighborhood and changes at the location affect the everyday lives of many people in this area.

Many of the residents in this area are retired and had planned to stay in their houses for a long time; now we are seeing that officials are making decisions that will negatively impact our housing and lifestyle for years!

Mayor, please do the right thing and reach out to the residents that have had no voice AND will be impacted.

Sincerely,
Pam Bergklint
3608 Locust Circle West
Prospect, KY 40059

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Beecher Terrace" from "chrisjmallory@gmail.com"
Date: Wednesday, August 28, 2019 12:53:28 PM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of chrisjmallory@gmail.com
Sent: Wednesday, August 28, 2019 12:40 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Beecher Terrace" from "chrisjmallory@gmail.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 12:40pm

Your Email Address:
chrisjmallory@gmail.com

Your Subject:
Beecher Terrace

Your Comment:

I am concerned about the proposed low income housing project proposed on Hwy 42. There isn't sufficient resources needed to accommodate this spike in residents. This past Sunday, there was a pool party at the home located next to the proposed project. While I don't object to a good time, there were cars parked on Hwy 42 that caused danger to drivers. People were walking in the middle of 42 causing drivers to swerve. There are no sidewalks on 42. Since this is low income, I imagine most residents won't have proper transportation. How will they get to the grocery store? Walking down
42

Event Email:

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed" from "loutestlab@aol.com"
Date: Wednesday, August 28, 2019 2:17:44 PM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of loutestlab@aol.com
Sent: Wednesday, August 28, 2019 1:44 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed" from "loutestlab@aol.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 1:44pm

Your Email Address:
loutestlab@aol.com

Your Subject:
LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed

Your Comment:

The proposed development on the 13 acres is a ill suited site for this expansive development. The entire 13 acre site is a casm for water run off and contains many underground natural springs. The entire site is a glacial sand deposit left behind from glacial melt 30,000 years ago when the Ohio river was 50 times its current size. This site sits at the base of Sand Hill (the second highest elevation in Jefferson County). Prospect was called Sand Hill for over a century before being renamed Prospect when a U.S. post office was established in 1905. All the impervious surfaces this development will have (parking lots and expansive roof drainage) will overwhelm surface water drainage. I saw the construction of a new drainage pipe under U.S. HWY 42 last year. It will not be able to handle the actual amount of water run off this development will create. HWY 42 will eventually be undermined and wash out. I don't believe any thought has been given to the river side of U.S. 42. The water runoff discharge will flood that bottomland where Henry wallace's farm and Henry's Ark on Rose Island exists. There is already an issue with sitting water in that area after rain storms. Also, I have first hand knowledge of those 13 acres. In 1980 we kept horses in those fields. We brought large Earth moving equipment (Giant front end loader and Bulldozer) into the field to dig a pond. The pond was to be fifteen feet deep. At ten feet deep the sand started to liquify and were were barely able to get the equipment out before sinking into the ground. The pond was dug at the end of summer during a very long dry spell. The next morning, the pond was completely full of water and there hadn't been any rain in over a month. In the mid 1980s Dr. Hubbard (a urologist) bought those thirteen acres and built a mansion on the site. They planned a deep basement to have high ceilings. I warned Dr. Hubbard and his contractor of the many springs on the property. They purposefully engineered the basement to prevent water intrusion, however it completely failed. The basement filled with water before the house was even completed. The contractor spent months trying to waterproof the basement but, all attempts failed. They eventually had to sacrifice the height of the basement and filled in three feet of it with concrete. Even after all this effort, the basement was always wet and dank even with sump pumps in constant operation. The groundwater pressure on these 13 acres is extremely high, even during long dry spells. This development is a terrible engineering nightmare. PLEASE

do not develop this site. It should remain a protected watershed and not be developed. There are too many unforeseen flooding issues and the ground is completely unstable for this expansive development. Thank You, Sincerely,
Travis J. Block

Event Email:

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Public housing" from "winston.e.church@gmail.com"
Date: Wednesday, August 28, 2019 4:26:40 PM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of winston.e.church@gmail.com
Sent: Wednesday, August 28, 2019 3:34 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Public housing" from "winston.e.church@gmail.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 3:34pm

Your Email Address:
winston.e.church@gmail.com

Your Subject:
Public housing

Your Comment:
Mayor Fischer

My wife and I are lifelong residents of Louisville and Jefferson county. Having lived in the City of Louisville, Pleasure Ridge Park and for 30 years in Prospect We are frustrated confused about the public housing project planned for US 42 near the Oldham County line! This location makes no sense for either the current residents of Prospect or the people you plan to relocate there. Why not use the property that was the previous location of River Road country Club? This property, taken over, by the City of Louisville, some time ago, has been used very little. It is closer to services needed by the proposed residents and is on a city bus line, The proposed site has no sidewalks, no bus service, no grocery, or medical services in walking distance, additionally the traffic on US 42 is so bad that cars set for long periods of time, waiting to get home. I understand that scattered public housing has become a goal of the City housing authority. If that's what the goal is, why not section 8 type vouchers to the housing clients and let them choose where they want to live ? We already have affordable housing here in Prospect, where they might choose to live . Mayor, we have been friends with your mom and dad for many years (I worked with your dad when John Y Brown was governor) and supported you for mayor ! I am now actually sorry I did that ! Nothing you do supports the county ! It seems that metro government. (another issue I regret supporting) under your leadership, provides little for people outside the city of Louisville, except problems we could have avoided without it. Sincerely

Winston Church
Prospect Ky
502-417-4590

Event Email:

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Voucher Government Apartments Prospect " from "Kelly@kellyscott.com"
Date: Thursday, August 29, 2019 8:55:49 AM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of Kelly@kellyscott.com
Sent: Wednesday, August 28, 2019 4:40 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Voucher Government Apartments Prospect " from "Kelly@kellyscott.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 4:39pm

Your Email Address:
Kelly@kellyscott.com

Your Subject:
Voucher Government Apartments Prospect

Your Comment:
Mayor Fischer,
I would like to voice my displeasure regarding the possible apartment complex being built off of highway 42;
10500-10600.

There are many problems with this proposal including:

Size of building

Water issues

Traffic

Residents not close to anything

No Sidewalks

Crime (Prospect Police of course cannot handle and LMPD do not patrol and a substation not anywhere near that).

LDG, The Developers have had many articles negatively written about them from the Courier Journal to the Indianapolis Star in Indianapolis.

Sincerely,

Kelly Scott

Event Email:

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Party on 42, Sunday" from "Kelly@kellyscott.com"
Date: Thursday, August 29, 2019 8:56:03 AM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of Kelly@kellyscott.com
Sent: Wednesday, August 28, 2019 4:43 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Party on 42, Sunday" from "Kelly@kellyscott.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 4:42pm

Your Email Address:
Kelly@kellyscott.com

Your Subject:
Party on 42, Sunday

Your Comment:

Hello I had just written another e-mail regarding the LDG Development in Prospect. If in fact the apartment complex is built and there are crime problems because I personally have seen the crime reports from Beecher Terrace. It is going to be very difficult for the police to respond given that they are no where near that area. There was a huge party at that property on Sunday and there were over 60 cars parked along the highway on 42. I'm not sure if the police just felt like they didn't want to get involved or they were having trouble containing it. However a did take several hours for it to dissipate with the police help of course.

Event Email:

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Beecher Terrace" from "stacyrich@twc.com"
Date: Thursday, August 29, 2019 8:56:18 AM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of stacyrich@twc.com
Sent: Wednesday, August 28, 2019 9:13 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Beecher Terrace" from "stacyrich@twc.com"

Submission:

Submitted by Anonymous (not verified) on August 28, 2019 - 9:12pm

Your Email Address:
stacyrich@twc.com

Your Subject:
Beecher Terrace

Your Comment:
Good evening,

I am writing to express my concerns regarding the Beecher Terrace housing proposal for Prospect.

I oppose the project for several reasons

- increase in traffic burden
- crime (increase in number and seriousness)
- resource utilization and funding, ie ambulance, police, fire fighters, etc.
- wildlife disruption
- decreased property value for existing residents

Please vote against the Beecher Terrace proposal in Prospect.

Respectfully,

Stacy Richardson

Sent from my iPhone

Event Email:

From: [OBrien, Jeff](#)
To: [Dock, Joel](#); [Liu, Emily](#)
Subject: FW: Email to Mayor Fischer
Date: Thursday, August 29, 2019 9:00:16 AM

For the file - another comment about LDG proposal.

Jeff O'Brien, AICP
Director, Develop Louisville
LOUISVILLE FORWARD
Ph. 502-574-1354/502-434-9985

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

From: Ford, Will F <Will.Ford@louisvilleky.gov>
Sent: Thursday, August 29, 2019 8:55 AM
To: Wiederwohl, Mary Ellen <MaryEllen.Wiederwohl@louisvilleky.gov>; OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Cc: Lajara, Teresa <Teresa.Lajara@louisvilleky.gov>
Subject: FW: Email to Mayor Fischer

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

From: Carroll, Debbie <Debbie.Carroll@louisvilleky.gov> On Behalf Of Reed, Scott
Sent: Wednesday, August 28, 2019 3:58 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Cc: Lajara, Teresa <Teresa.Lajara@louisvilleky.gov>
Subject: FW: Email to Mayor Fischer

As requested by District 16 resident, Mr. Church, please see his email below.
Debbie Carroll
Dist 16 LA

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

From: WINSTON CHURCH <winstonch7@gmail.com>
Sent: Wednesday, August 28, 2019 3:30 PM
To: Scott.Reed@public.govdelivery.com
Subject: Email to Mayor Fischer

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

Scott

Evidently the Mayor does not have an email available to the public. Can you forward my email to him .

> Mayor Fischer
> My wife and I are lifelong residents of Louisville and Jefferson
> county. Having lived in the City of Louisville, Pleasure Ridge Park and for 30 years in Prospect We are frustrated
> confused about the public housing project planned for US 42 near the Oldham County line!
> This location makes no sense for either the current residents of
> Prospect or the people you plan to relocate there. Why not use the property that was the previous location of River
> Road country Club? This property, taken over, by the City of Louisville, some time ago, has been used very little. It
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> no bus service, no grocery, or medical services in walking distance, additionally the traffic on US 42 is so bad that

cars set for long periods of time, waiting to get home.

> I understand that scattered public housing has become a goal of the City housing authority. If that's what the goal is, why not section 8 type vouchers to the housing clients and let them choose where they want to live ? We already have affordable housing here in Prospect, where they might choose to live .

> Mayor, we have been friends with your mom and dad for many years (I worked with your dad when John Y Brown was governor) and supported you for mayor !

> I am now actually sorry I did that ! Nothing you do supports the county ! It seems that metro government. (another issue I regret supporting) under your leadership, provides little for people outside the city of Louisville, except problems we could have avoided without it.

> Sincerely

>

> Winston Church

> Prospect Ky

> 502-417-4590

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "Beecher Terrace to Prospect - Horrible Idea!!!" from "jmleavens1@yahoo.com"
Date: Friday, August 30, 2019 2:27:44 PM

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> **On Behalf Of** jmleavens1@yahoo.com
Sent: Friday, August 30, 2019 9:03 AM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "Beecher Terrace to Prospect - Horrible Idea!!!" from "jmleavens1@yahoo.com"

Submission:

Submitted by Anonymous (not verified) on August 30, 2019 - 9:03am

Your Email Address:

jmleavens1@yahoo.com

Your Subject:

Beecher Terrace to Prospect - Horrible Idea!!!

Your Comment:

To whom it may concern,

My name is Jason Leavens and I have been a resident of Prospect for over 7 years. I was shocked to learn of the development plans to move Beecher Terrace to Prospect. This is not a race issue, rather one of infrastructure, crime and property value. It makes no difference if these people were black, white, green or purple, the issues are still the same.

There is not adequate infrastructure to support this plan. Not adequate public transportation, which the majority of these people will rely on. 42 is not equipped to handle the additional traffic. Rush hour is already a nightmare in that area and this will only add to it.

Historically speaking, Beecher Terrace has the highest crime rates in the city and country. And violent crime at that. Why on Earth anyone would think it would be a good idea to move them to an affluent suburb is beyond me.

Has any study been done to assess the affects on property value? I think it is a foregone conclusion that this will negatively affect property values in the area and drive away future potential residents. In turn, that will drive down tax revenue for the City.

I love Prospect and living in it. It is a quiet peaceful area and I fear that is in real jeopardy of changing. Just look at the "mansion pool" party that was thrown last weekend. I've seen pics of the party and heard that cars were parked along 42 with people walking down the middle of the street. Women walking in the area in thongs and fishnet stockings in daytime hours none the less is not something I want to subject my kids to. Who's idea was it to throw this party? Was it even legal? Did they have permits? Is anyone following up on that? I am sure it's just a small taste of what is to come, but in the end I am almost glad it was done, as it gives it a glimpse of what we're in store for.

I am all for the American dream and giving everyone an equal opportunity to work for it. But that is the key word, work for it. This is section 8 housing and the majority of these people live on government subsidies. I raise my kids in this area and they go to school our here. If you think this is a good idea, I challenge you to buy a property near the plan build site and raise your family there. Would you feel the same way when your kids are subject to some of the things we saw last weekend, potentially put in harms way by crime and when you see your property values take a dive? I think not.

As I understand is not a zoning issue and as such was and will not be brought to a vote by the Metro Council, rather the decision was made to award project based vouchers to the developer by the Louisville Metro Housing Authority, of which Mayor Fischer is a board member.

Please share with me what plans or studies have been done to assess the impact of these concerns. I urge you to look at the impact this will have to the lives and well being of the hard working residents of Prospect. In short, this is an insane idea that I sincerely hope never gets off the ground.

<https://www.google.com/amp/s/insiderlouisville.com/government/local/state-rep-scott-calls-out-leet-on-comments-about-beecher-terrace-and-crime/amp/>

Thank You,
Jason Leavens
502 552-6810
jmleavens1@yahoo.com

Event Email:

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Email to Mayor Fischer
Date: Tuesday, September 3, 2019 10:24:29 AM

Additional public comment.

Will Ford
Office of the Mayor
Special Assistant
502-574-4289 (Office)
502-618-7124 (Mobile)
will.ford@louisvilleky.gov
www.louisvilleky.gov

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

From: Carroll, Debbie <Debbie.Carroll@louisvilleky.gov> On Behalf Of Reed, Scott
Sent: Wednesday, August 28, 2019 3:58 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Cc: Lajara, Teresa <Teresa.Lajara@louisvilleky.gov>
Subject: FW: Email to Mayor Fischer

As requested by District 16 resident, Mr. Church, please see his email below.
Debbie Carroll
Dist 16 LA

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

From: WINSTON CHURCH <winstonch7@gmail.com>
Sent: Wednesday, August 28, 2019 3:30 PM
To: Scott.Reed@public.govdelivery.com
Subject: Email to Mayor Fischer

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Scott

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> Sincerely

>

> Winston Church

> Prospect Ky

> 502-417-4590

From: Ferguson, Laura M.
To: thomason.20@buckeyemail.osu.edu
Cc: [Reed, Scott](#); [Dock, Joel](#); [Berry, Robin M](#); [Open Records](#)
Subject: FW: Non-response from Metro Housing to Open Records Request 11820
Date: Thursday, September 5, 2019 1:11:54 PM

Mr. Thomason,

Open Records responded to your request #11820 on August 5, 2019 in an email sent at 9:29 am. That email stated that Metro Government is not the custodian of the records you seek, and provided you with the address of agency we believed would have the records, the Housing Authority, so that you could send an open records request to that agency. If you need Open Records to resend that August 5th email to you, please let us know. That response ended Metro Government's involvement in this open records matter.

It is unclear from your email whether you subsequently sent an open records request to the Housing Authority. If you have not, I would encourage you to do so. If you have, then you will need to follow up with the Housing Authority.

Laura Ferguson

From: Thomason, Charles L. [<mailto:thomason.20@buckeyemail.osu.edu>]
Sent: Thursday, September 5, 2019 9:33 AM
To: Reed, Scott
Cc: Dock, Joel
Subject: Non-response from Metro Housing to Open Records Request 11820

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 Councilman Reed. I am a resident of Prospect, and I made a Open Records request to the Louisville Metro Housing Authority, which concerns the proposed relocation of residents from the Beecher Terrace neighborhood. No response has come from LMHA or the City. I have sent follow-up requests to Mr. Joel Dock and Ms. Lisa Osanka at the Authority on Aug. 22 & Aug. 28, and they have not replied or even acknowledged my inquiries. Also I sent a follow-up request to Mr. Berry who is the City's primary contact for Open Records requests. He too never has replied or responded.

As the confirmation (below) indicates, the law calls for a response within three business days. Now, thirty days have passed without any response.

Before taking other action on the records request, I am contacting your office in the hope that your inquiries to LMHA will be acknowledged more readily than mine.

Please let me know if you can assist with this.

Thanks for your time and cooperation.

Lee Thomason

Associate Clinical Professor of Law (retired)

From: Louisville Metro Government Open Records Requests <no-reply@wufoo.com>

Sent: Monday, August 5, 2019 8:57 AM

To: Thomason, Charles L. <thomason.20@buckeyemail.osu.edu>

Subject: Confirmation of your Open Records Request 11820

Thanks, Charles.

This serves to acknowledge receipt of your open records request. Please refer to form ID number 11820 when communicating with Louisville Metro Government. You may expect a response within 3 Metro Government working days, at which time you will be notified when records can be made available, if they are identified to exist.

Open Records Request

Requestor Name *	Charles Thomason
Business/Organization Name (If Applicable)	none
Are you a media organization? *	No
Email *	thomason.20@buckeyemail.osu.edu
Email	thomason.20@buckeyemail.osu.edu
Address	<input type="checkbox"/> Prospect, Kentucky 40059 United States
Phone Number	5023497227
Which Metro Government Agency Do You Think Holds the Record(s)?	Other
Is this request for an environmental study? *	No
Specific Type of Record *	Other
Will this request require a search of Metro Government emails?	No
Will the Record be used for Commercial Purposes ? *	No
Records Timeframe	Saturday, August 1, 2015

From:

To:

Monday, August 5, 2019

Preference on Review of Records? *

On Site (If records are voluminous.)

Describe the specific record or records you wish to examine here or submit attachment with record description below: *

See attached records requests, and request for fee waiver. Thanks for your time and cooperation in regard to these matters.

Attach a File

[cni.foia.08.05.2019.pdf](#) 978.00 KB • PDF

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed" from "travisblockj@gmail.com"
Date: Monday, September 9, 2019 9:14:22 AM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of travisblockj@gmail.com
Sent: Saturday, September 7, 2019 2:14 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed" from "travisblockj@gmail.com"

Submission:

Submitted by Anonymous (not verified) on September 7, 2019 - 2:13pm

Your Email Address:
travisblockj@gmail.com

Your Subject:
LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed

Your Comment:

Paving over 13 acres could create catastrophic flooding on HWY 42. Engineers for this proposed housing development may be unaware that currently, the sandy soil is keeping U.S. HWY 42 from flooding and spilling over the highway at bottom of hill. Sandy soils have the highest percolation rate of all soil types and this watershed is now keeping drivers from hydroplaning when they are driving up and down the hill. The culvert already fills up when there is a heavy downpour. Several hundred acres already drain on to those 13 acres. Much of that runoff percolates (seeps) into the ground before reaching the culvert under the road. Even if they turned the entire property into a retaining pond, it would still not be enough to stop it from overwhelming the culvert under highway 42. LDG has plans for five buildings (all to be surrounded by parking lots) that would seal off this natural sponge the land currently provides. The foundations for those buildings could become compromised. All those impervious surfaces would now over flow any retention pond they tried to build. This could easily triple the amount of stormwater runoff, flooding HWY 42, and Rose Island road, undermining both roadbeds and culverts and create flooding never seen before on the Wallace farm. If that soil was currently clay, we would already have flooding on the highway and Rose Island road. That sandy soiled watershed has been preventing flooding from happening ever since the highway was completed (all four lanes) in 1937. This is why this watershed must be protected. Travis Block Attachment with no description

Event Email:

From: [Tony Welle](#)
To: [Dock, Joel](#)
Subject: #19-CAT3-0014
Date: Sunday, September 22, 2019 11:18:34 AM

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

Mr. Dock,

I would like to express my disappointment and concern over the proposed housing development that will move Beecher Terrace residents to Prospect. Not only does the infrastructure not support multi-family homes for individuals that rely on public transport and fire/police support, it punishes individuals who've worked their entire lives to live in this pristine area of town. The creation of this housing project will devalue homes and decrease the safety of our neighborhoods. Additionally, it will contribute to an already over-crowded school system. My wife and I greatly disapprove of this plan and do not believe it should be allowed to be completed.

Sincerely,
Tony Welle

From: [OBrien, Jeff](#)
To: [Liu, Emily](#); [Dock, Joel](#)
Subject: FW: Letter from Councilman Scott Reed
Date: Friday, September 27, 2019 12:56:41 PM
Attachments: [Scanned from a Lexmark Multifunction Product09-24-2019-160204.pdf](#)
Importance: High

FYI

Jeff O'Brien, AICP
Director, Develop Louisville
LOUISVILLE FORWARD
Ph. 502-574-1354/502-434-9985

From: Carroll, Debbie <Debbie.Carroll@louisvilleky.gov>
Sent: Tuesday, September 24, 2019 4:12 PM
To: Osanka, Lisa <osanka@lmha1.org>
Subject: FW: Letter from Councilman Scott Reed
Importance: High

Good afternoon Lisa,

Please see the attached letter from Councilman Reed to you and Mr. Manfred Reid. I do not have an email address for Mr. Reid. May I ask you to forward the letter to him also? Much appreciated. If you have any questions, please let me know.

Debbie Carroll
Dist 16 LA

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: Public comment
Date: Wednesday, October 2, 2019 3:18:20 PM
Attachments: [SKM_C554e19100215210.pdf](#)

Hey Joel,

Please see attached.

Will Ford
Office of the Mayor
Special Assistant
502-574-4289 (Office)
502-618-7124 (Mobile)
will.ford@louisvilleky.gov
www.louisvilleky.gov

From: [Rob Jackson](#)
To: [Dock, Joel](#)
Subject: Hwy 42 Proposed Development
Date: Wednesday, October 23, 2019 6:09:42 PM

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

Joel,

I understand that you have geologist background from your education. From this knowledge I would expect that you would understand the soil conditions that exist at 10500/10600 US Highway 42 in Prospect KY. Based on this knowledge, how can you conclude that building multi story structures at these two locations would be feasible. If the proposed LDG project goes forward, you can expect repercussions that will seriously erode the publics confidence in Louisville Metro. Planing and Development.

Sincerely,
RobJ

Sent from my iPad

From: [Dock, Joel](#)
To: [Laura Jackson](#)
Subject: RE: Karst Terrain Survey Results 10500/10600 US Hwy 42
Date: Monday, October 28, 2019 9:09:00 AM

No karst features have been identified on the plan. The karst survey required for compliance with LDC 4.9 is based on a visual inspection in the field and a basic cross check of available maps performed by the applicant's team. Wetlands have been identified on the plan and portions of these are to remain. The remainder of wetlands identified will be mitigated in conjunction with review by Army Corps and Kentucky division of water.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>

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

From: Laura Jackson [<mailto:roblaurajackson@yahoo.com>]
Sent: Friday, October 25, 2019 7:42 PM
To: Dock, Joel
Subject: Karst Terrain Survey Results 10500/10600 US Hwy 42

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

From: Robert Jackson,

Project: 19-cat3-0014

Joel,

In your agency review comments, item 12 calls for a Karst terrain survey with comments due back by 08/7/19. Have you determined if there are any Karst terrain conditions that may impede the the planned development? The attached LOJIC survey indicates that these two properties are subject to Karst terrain conditions and potential wetlands. Your timely response back will be greatly appreciated.

Best Regards,

Robert Jackson

Robert Jackson

From: [Laura Jackson](#)
To: [Dock, Joel](#)
Subject: Re: 10500/0600 US HWY 42, Project 19-cat3-0014
Date: Tuesday, October 29, 2019 9:25:06 AM
Attachments: [Travis Letter Rewrite.pdf](#)

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

From: Robert Jackson

Joel,

I was able to convert the attached document to a .pdf format. You should now be able to open it.

Best Regards,

Robert Jackson

On Oct 28, 2019, at 6:29 PM, Laura to <roblaurajackson@yahoo.com> wrote:

From: Robert Jackson

Sorry Joel, Im using a iMac computer which generates .pages. I have tried to convert to .pdf & .doc without success. I probably need an app to do this. In the mean time I have sent the document to a constituent who has been able to convert .pages to .pdf's for me in the past. When I get the conversion back I will try sending it to you again.

Best Regards,

Robert Jackson

On Oct 28, 2019, at 9:58 AM, Dock, Joel
<Joel.Dock@louisvilleky.gov> wrote:

The document is unreadable. Please send as .doc or .pdf.

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

From: Laura Jackson [<mailto:roblaurajackson@yahoo.com>]

Sent: Monday, October 28, 2019 9:55 AM

To: Dock, Joel

Subject: 10500/0600 US HWY 42, Project 19-cat3-0014

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

From: Robert Jackson

Joel,

Please review the attachment to to this message and provide comments back at your earliest convenience. Again, thank you for your assistance in this matter.

Best Regards,

Robert Jackson,

Friends of 42 LLC

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Email to Mayor Fischer
Date: Tuesday, September 3, 2019 10:24:29 AM

Additional public comment.

Will Ford
Office of the Mayor
Special Assistant
502-574-4289 (Office)
502-618-7124 (Mobile)
will.ford@louisvilleky.gov
www.louisvilleky.gov

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

From: Carroll, Debbie <Debbie.Carroll@louisvilleky.gov> On Behalf Of Reed, Scott
Sent: Wednesday, August 28, 2019 3:58 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Cc: Lajara, Teresa <Teresa.Lajara@louisvilleky.gov>
Subject: FW: Email to Mayor Fischer

As requested by District 16 resident, Mr. Church, please see his email below.
Debbie Carroll
Dist 16 LA

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

From: WINSTON CHURCH <winstonch7@gmail.com>
Sent: Wednesday, August 28, 2019 3:30 PM
To: Scott.Reed@public.govdelivery.com
Subject: Email to Mayor Fischer

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> confused about the public housing project planned for US 42 near the Oldham County line!
> This location makes no sense for either the current residents of
> Prospect or the people you plan to relocate there. Why not use the property that was the previous location of River
> Road country Club? This property, taken over, by the City of Louisville, some time ago, has been used very little. It
> is closer to services needed by the proposed residents and is on a city bus line, The proposed site has no sidewalks,
> no bus service, no grocery, or medical services in walking distance, additionally the traffic on US 42 is so bad that
> cars set for long periods of time, waiting to get home.
> I understand that scattered public housing has become a goal of the City housing authority. If that's what the goal
> is, why not section 8 type vouchers to the housing clients and let them choose where they want to live ? We already
> have affordable housing here in Prospect, where they might choose to live .
> Mayor, we have been friends with your mom and dad for many years (I worked with your dad when John Y
> Brown was governor) and supported you for mayor !

> I am now actually sorry I did that ! Nothing you do supports the county ! It seems that metro government. (another issue I regret supporting) under your leadership, provides little for people outside the city of Louisville, except problems we could have avoided without it.

> Sincerely

>

> Winston Church

> Prospect Ky

> 502-417-4590

From: [Ferguson, Laura M.](mailto:Ferguson.Laura.M)
To: thomason.20@buckeyemail.osu.edu
Cc: [Reed, Scott](#); [Dock, Joel](#); [Berry, Robin M](#); [Open Records](#)
Subject: FW: Non-response from Metro Housing to Open Records Request 11820
Date: Thursday, September 5, 2019 1:11:54 PM

Mr. Thomason,

Open Records responded to your request #11820 on August 5, 2019 in an email sent at 9:29 am. That email stated that Metro Government is not the custodian of the records you seek, and provided you with the address of agency we believed would have the records, the Housing Authority, so that you could send an open records request to that agency. If you need Open Records to resend that August 5th email to you, please let us know. That response ended Metro Government's involvement in this open records matter.

It is unclear from your email whether you subsequently sent an open records request to the Housing Authority. If you have not, I would encourage you to do so. If you have, then you will need to follow up with the Housing Authority.

Laura Ferguson

From: Thomason, Charles L. [<mailto:thomason.20@buckeyemail.osu.edu>]
Sent: Thursday, September 5, 2019 9:33 AM
To: Reed, Scott
Cc: Dock, Joel
Subject: Non-response from Metro Housing to Open Records Request 11820

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 Councilman Reed. I am a resident of Prospect, and I made a Open Records request to the Louisville Metro Housing Authority, which concerns the proposed relocation of residents from the Beecher Terrace neighborhood. No response has come from LMHA or the City. I have sent follow-up requests to Mr. Joel Dock and Ms. Lisa Osanka at the Authority on Aug. 22 & Aug. 28, and they have not replied or even acknowledged my inquiries. Also I sent a follow-up request to Mr. Berry who is the City's primary contact for Open Records requests. He too never has replied or responded. As the confirmation (below) indicates, the law calls for a response within three business days. Now, thirty days have passed without any response.

Before taking other action on the records request, I am contacting your office in the hope that your inquiries to LMHA will be acknowledged more readily than mine.

Please let me know if you can assist with this.
Thanks for your time and cooperation.
Lee Thomason
Associate Clinical Professor of Law (retired)

From: Louisville Metro Government Open Records Requests <no-reply@wufoo.com>
Sent: Monday, August 5, 2019 8:57 AM
To: Thomason, Charles L. <thomason.20@buckeyemail.osu.edu>
Subject: Confirmation of your Open Records Request 11820

Thanks, Charles.
This serves to acknowledge receipt of your open records request. Please refer to form ID number 11820 when communicating with Louisville Metro Government. You may expect a response within 3 Metro Government working days, at which time you will be notified when records can be made available, if they are identified to exist.

Open Records Request

Requestor Name *	Charles Thomason
Business/Organization Name (if Applicable)	none
Are you a media organization? *	No
Email *	thomason.20@buckeyemail.osu.edu
Email	thomason.20@buckeyemail.osu.edu
Address	<input type="checkbox"/> Prospect, Kentucky 40059 United States
Phone Number	5023497227
Which Metro Government Agency Do You Think Holds the Record(s)?	Other
Is this request for an environmental study? *	No
Specific Type of Record *	Other
Will this request require a search of Metro Government emails?	No
Will the Record be used for <u>Commercial Purposes</u> ? *	No
Records Timeframe	Saturday, August 1, 2015



From:

To:

Monday, August 5, 2019

Preference on Review of Records? *

On Site (If records are voluminous.)

Describe the specific record or records you wish to examine here or submit attachment with record description below: *

See attached records requests, and request for fee waiver. Thanks for your time and cooperation in regard to these matters.

Attach a File

[cni foia 08 05 2019.pdf](#) 978.00 KB • PDF

|

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: FW: Contact Form on "LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed" from "travisblockj@gmail.com"
Date: Monday, September 9, 2019 9:14:22 AM

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

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of travisblockj@gmail.com
Sent: Saturday, September 7, 2019 2:14 PM
To: Greg Fischer_(Mayor) <Greg.Fischer@louisvilleky.gov>
Subject: Contact Form on "LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed" from "travisblockj@gmail.com"

Submission:

Submitted by Anonymous (not verified) on September 7, 2019 - 2:13pm

Your Email Address:
travisblockj@gmail.com

Your Subject:
LDG Beecher Terrace housing project at the base of historic Sand Hill, is a Geologically unstable watershed

Your Comment:

Paving over 13 acres could create catastrophic flooding on HWY 42. Engineers for this proposed housing development may be unaware that currently, the sandy soil is keeping U.S. HWY 42 from flooding and spilling over the highway at bottom of hill. Sandy soils have the highest percolation rate of all soil types and this watershed is now keeping drivers from hydroplaning when they are driving up and down the hill. The culvert already fills up when there is a heavy downpour. Several hundred acres already drain on to those 13 acres. Much of that runoff percolates (seeps) into the ground before reaching the culvert under the road. Even if they turned the entire property into a retaining pond, it would still not be enough to stop it from overwhelming the culvert under highway 42. LDG has plans for five buildings (all to be surrounded by parking lots) that would seal off this natural sponge the land currently provides. The foundations for those buildings could become compromised. All those impervious surfaces would now over flow any retention pond they tried to build. This could easily triple the amount of stormwater runoff, flooding HWY 42, and Rose Island road, undermining both roadbeds and culverts and create flooding never seen before on the Wallace farm. If that soil was currently clay, we would already have flooding on the highway and Rose Island road. That sandy soiled watershed has been preventing flooding from happening ever since the highway was completed (all four lanes) in 1937. This is why this watershed must be protected. Travis Block Attachment with no description

Event Email:

From: [Tony Welle](#)
To: [Dock, Joel](#)
Subject: #19-CAT3-0014
Date: Sunday, September 22, 2019 11:18:34 AM

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

Mr. Dock,

I would like to express my disappointment and concern over the proposed housing development that will move Beecher Terrace residents to Prospect. Not only does the infrastructure not support multi-family homes for individuals that rely on public transport and fire/police support, it punishes individuals who've worked their entire lives to live in this pristine area of town. The creation of this housing project will devalue homes and decrease the safety of our neighborhoods. Additionally, it will contribute to an already over-crowded school system. My wife and I greatly disapprove of this plan and do not believe it should be allowed to be completed.

Sincerely,
Tony Welle

From: [OBrien, Jeff](#)
To: [Liu, Emily](#); [Dock, Joel](#)
Subject: FW: Letter from Councilman Scott Reed
Date: Friday, September 27, 2019 12:56:41 PM
Attachments: [Scanned from a Lexmark Multifunction Product09-24-2019-160204.pdf](#)
Importance: High

FYI

Jeff O'Brien, AICP
Director, Develop Louisville
LOUISVILLE FORWARD
Ph. 502-574-1354/502-434-9985

From: Carroll, Debbie <Debbie.Carroll@louisvilleky.gov>
Sent: Tuesday, September 24, 2019 4:12 PM
To: Osanka, Lisa <osanka@lmha1.org>
Subject: FW: Letter from Councilman Scott Reed
Importance: High

Good afternoon Lisa,

Please see the attached letter from Councilman Reed to you and Mr. Manfred Reid. I do not have an email address for Mr. Reid. May I ask you to forward the letter to him also? Much appreciated. If you have any questions, please let me know.

Debbie Carroll
Dist 16 LA

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

From: [Ford, Will F](#)
To: [Dock, Joel](#)
Subject: Public comment
Date: Wednesday, October 2, 2019 3:18:20 PM
Attachments: [SKM_C554e19100215210.pdf](#)

Hey Joel,

Please see attached.

Will Ford
Office of the Mayor
Special Assistant
502-574-4289 (Office)
502-618-7124 (Mobile)
will.ford@louisvilleky.gov
www.louisvilleky.gov

From: [Rob Jackson](#)
To: [Dock, Joel](#)
Subject: Hwy 42 Proposed Development
Date: Wednesday, October 23, 2019 6:09:42 PM

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

Joel,

I understand that you have geologist background from your education. From this knowledge I would expect that you would understand the soil conditions that exist at 10500/10600 US Highway 42 in Prospect KY. Based on this knowledge, how can you conclude that building multi story structures at these two locations would be feasible. If the proposed LDG project goes forward, you can expect repercussions that will seriously erode the publics confidence in Louisville Metro. Planing and Development.

Sincerely,
RobJ

Sent from my iPad

From: [Dock, Joel](#)
To: [Laura Jackson](#)
Subject: RE: Karst Terrain Survey Results 10500/10600 US Hwy 42
Date: Monday, October 28, 2019 9:09:00 AM

No karst features have been identified on the plan. The karst survey required for compliance with LDC 4.9 is based on a visual inspection in the field and a basic cross check of available maps performed by the applicant's team. Wetlands have been identified on the plan and portions of these are to remain. The remainder of wetlands identified will be mitigated in conjunction with review by Army Corps and Kentucky division of water.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>

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

From: Laura Jackson [<mailto:roblaurajackson@yahoo.com>]
Sent: Friday, October 25, 2019 7:42 PM
To: Dock, Joel
Subject: Karst Terrain Survey Results 10500/10600 US Hwy 42

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

From: Robert Jackson,

Project: 19-cat3-0014

Joel,

In your agency review comments, item 12 calls for a Karst terrain survey with comments due back by 08/7/19. Have you determined if there are any Karst terrain conditions that may impede the the planned development? The attached LOJIC survey indicates that these two properties are subject to Karst terrain conditions and potential wetlands. Your timely response back will be greatly appreciated.

Best Regards,

Robert Jackson

Robert Jackson

From: [Laura Jackson](#)
To: [Dock, Joel](#)
Subject: Re: 10500/0600 US HWY 42, Project 19-cat3-0014
Date: Tuesday, October 29, 2019 9:25:06 AM
Attachments: [Travis Letter Rewrite.pdf](#)

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

From: Robert Jackson

Joel,

I was able to convert the attached document to a .pdf format. You should now be able to open it.

Best Regards,

Robert Jackson

On Oct 28, 2019, at 6:29 PM, Laura to <roblaurajackson@yahoo.com> wrote:

From: Robert Jackson

Sorry Joel, Im using a iMac computer which generates .pages. I have tried to convert to .pdf & .doc without success. I probably need an app to do this. In the mean time I have sent the document to a constituent who has been able to convert .pages to .pdf's for me in the past. When I get the conversion back I will try sending it to you again.

Best Regards,

Robert Jackson

On Oct 28, 2019, at 9:58 AM, Dock, Joel
<Joel.Dock@louisvilleky.gov> wrote:

The document is unreadable. Please send as .doc or .pdf.

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

From: Laura Jackson [<mailto:roblaurajackson@yahoo.com>]

Sent: Monday, October 28, 2019 9:55 AM

To: Dock, Joel

Subject: 10500/0600 US HWY 42, Project 19-cat3-0014

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

From: Robert Jackson

Joel,

Please review the attachment to to this message and provide comments back at your earliest convenience. Again, thank you for your assistance in this matter.

Best Regards,

Robert Jackson,

Friends of 42 LLC

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Apartments told to repay \$809,000 in subsidies

FAR-WESTSIDE COMPLEX WAS 'EPICENTER OF VIOLENT CRIME,' HOUSING OFFICIALS SAY

By Jon Murray

jon.murray@indystar.com

City housing officials call Cambridge Station "an epicenter of violent crime" — and they blame the owners of the apartment complex.

So much so, the Indianapolis Housing Authority is demanding that the Louisville, Ky.-based landlords return more than \$800,000 in taxpayer-funded rent subsidy payments.

And if they don't pay up by Monday, the IHA says, it will possibly pursue fraud charges in the largest such case of its kind in Indianapolis.

A 166-page "demand notice" sent Wednesday by the IHA's Office of Special Investigation blames the owners of the Far-Westside complex for lax efforts to keep criminals out and also contends that employees contributed to the crime for years and sabotaged police efforts.

"Employees engaged in a widespread pattern of criminal activity including dealing in narcotics, residential entry, firearm offenses and welfare fraud," the notice alleges. "The continuing employee misconduct further created one of the most expansive counter-intelligence operations seen in the City of Indianapolis."

The owner, LDG Development LLC, declined an interview request but issued a statement saying its legal team was reviewing the notice. LDG officials say they are working with police to resolve problems, and Indianapolis police acknowledge crime has dropped recently.

Cambridge Station has 456 apartments, some of which

» See Repay, Page A23

Source: Indianapolis Star Feb 19, 2010

THE ALLEGATIONS

A 166-page "demand notice" delivered this week to the owners of Cambridge Station Apartments says LDG Development LLC must return \$809,511 in housing assistance payments to the Indianapolis Housing Agency by Monday. Otherwise, the company or its employees could face possible prosecution for welfare fraud, a Class C felony.

Among the accusations:

» Employees submitted false and fraudulent documents and "engaged in a widespread pattern of criminal activity including dealing in narcotics, residential entry, firearm offenses and welfare fraud."

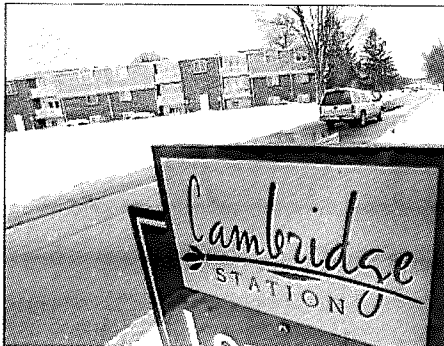
» Employees warned "criminal targets of police presence and surveillance, following police and placing officers in danger."

» Management "created an epicenter of crime that attracted numerous violent criminals to the development. . . . In particular, the project was a point of destination for many violent criminals from Northwest Indiana and the south Chicago suburbs."

» "One in every three homes receiving HUD Housing Assistance Payment contracts failed federal Housing Quality Standards."

» "Management failed to enforce the lease and . . . (collected) rent above the amount they agreed to accept when signing a HUD HAP contract."

Source: Indianapolis Housing Police Department



ROBERT SCHLES / The Star

DUE DATE: The Indiana Housing Authority gave Cambridge Station's owner until Monday to pay back \$809,511 in rent subsidies. An additional \$265,991 is under review.

Repay

» Police say crime has dropped off.
From A21

qualify for partially subsidized rent through the federal Section 8 program.

LDG is on the hook for \$809,511 received from late 2005 through early 2010 — payments that the IHA says were ineligible because of tenants' involvement in criminal activity, criminals living in apartments without permission and other violations of federal regulations.

LDG also is accused of concealing its purchase of part of the property for months.

An additional \$265,991 in past payments is still under review, according to the notice, which could ultimately push the total to more than \$1 million in taxpayer money.

LDG defended its approach to running the complex, which it bought about five years ago and has renovated extensively.

"The safety of our residents is always our top priority," LDG's statement says. "We have been working diligently with (IHFA) to make West Indianapolis a safer community."

That's been true lately, police said.

"We consider Cambridge Station a success story from where they came from," said Lloyd Crowe, the Southwest District commander of the Indianapolis Metropolitan Police Department. "Not that they're perfect, by any stretch. But they've come a long way from the apartment complex they were a year or two ago."

A two-year resident, Mary Douglass, 60, has watched Cambridge Station improve. She pointed Thursday to three apartments, including one across the hall, where residents used to deal drugs.

"When I first moved in, this building was full of dealers," Douglass said. After she and others complained, managers evicted the problem tenants. Life has been quieter lately, she said, but it's still the kind of place where it's hard to get a pizza delivered after dark — even from the place next door.

From 2006 to 2009, the IHA says, police runs to Cambridge Station increased from 132 to 275. It received \$2.3 million in federal housing assistance payments during the same period.

Crowe said weekly crime reports shared with managers show a drastic drop-off in recent months. Police also have helped the complex develop and enforce its trespassing list and have provided information to evict individuals involved in crimes.

Crowe attributes much of the impetus to the September death of Rodney L. Harris, 18, who was fatally shot at a party.

Despite the progress, IHA Director Rufus "Bud" Myers said his agency is obligated to recoup taxpayers' mispent money and can't excuse past violations of the payment rules. Landlords are responsible for verifying tenants' suitability, which includes no participation in crime.

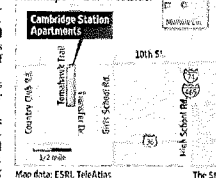
The IHA has suspended payments to LDG until the money is paid back and the landlord submits a plan for corrective action.

IHA police investigated Cambridge Station with the U.S. Department of Housing and Urban Development's Office of Inspec-

REPAYMENT SOUGHT

Federal and local housing officials delivered a notice this week demanding repayment of more than \$800,000 from the Louisville, Ky. owner of the Cambridge Station Apartments.

The complex is on Indianapolis' Far Westside.



Map data: ESRI, TeleAtlas

A CRIMINAL'S STAY

The Indianapolis Housing Agency cited several criminals who have rented at Cambridge Station Apartments or have stayed with tenants without IHA's permission, both violations of tenant eligibility. Here is one cited by a notice sent to the landlord this week.

» **CRIMINAL:** Ashley Tyrone Jefferson, 24

» **ALLEGATIONS:** Convicted of felony burglary in December and sentenced to two years on home detention. Arrested Feb. 12 on preliminary charges of murder in the July killings of two women on the Far Northside.

» **TIES TO CAMBRIDGE STATION:** The notice says Jefferson burglarized a Section 8 apartment at Cambridge Station in October, leading to his criminal case. After sentencing, he lived at another Section 8 apartment in Cambridge Station for two months until his arrest in the murder case.

Source: Indianapolis Housing Police Department



tor General.

The IHA's fraud investigations have resulted in the arrests of more than 100 tenants and landlords since September 2007.

In one case that didn't result in charges, the owners of the crime-ridden Phoenix Apartments agreed two years ago to repay \$141,749 to IHA, weed out felon tenants, pay for an outpost for the Marion County prosecutor's office and provide life-skills counselors for residents at the Northeast side complex.

LDG has handled day-to-day management of the Cambridge Station complex since September, when Fishery & Collins Properties' management contract ended.

The Indianapolis company had managed the property since May 2007, but spokesman Mark Conover said the change had nothing to do with crime problems.

* Call Star reporter Jon Murray at (317) 484-2552.

THE ALLEGATIONS

A 166-page “demand notice” delivered this week to the owners of Cambridge Station Apartments says I.D.G. Development LLC must return \$809,511 in housing assistance payments to the Indianapolis Housing Agency by Monday. Otherwise, the company or its employees could face possible prosecution for welfare fraud, a Class C felony.

Among the accusations:

» Employees submitted false and fraudulent documents and “engaged in a widespread pattern of criminal activity including dealing in narcotics, residential entry, fire-arm offenses and welfare fraud.”

» Employees warned “criminal targets of police presence and surveillance, following police and placing officers in danger.”

» Management “created an epicenter of crime that attracted numerous violent criminals to the development . . . In particular, the project was a point of destination for many violent criminals from Northwest Indiana and the south Chicago suburbs.”

» “One in every three homes receiving HUD Housing Assistance Payment contracts failed federal Housing Quality Standards.”

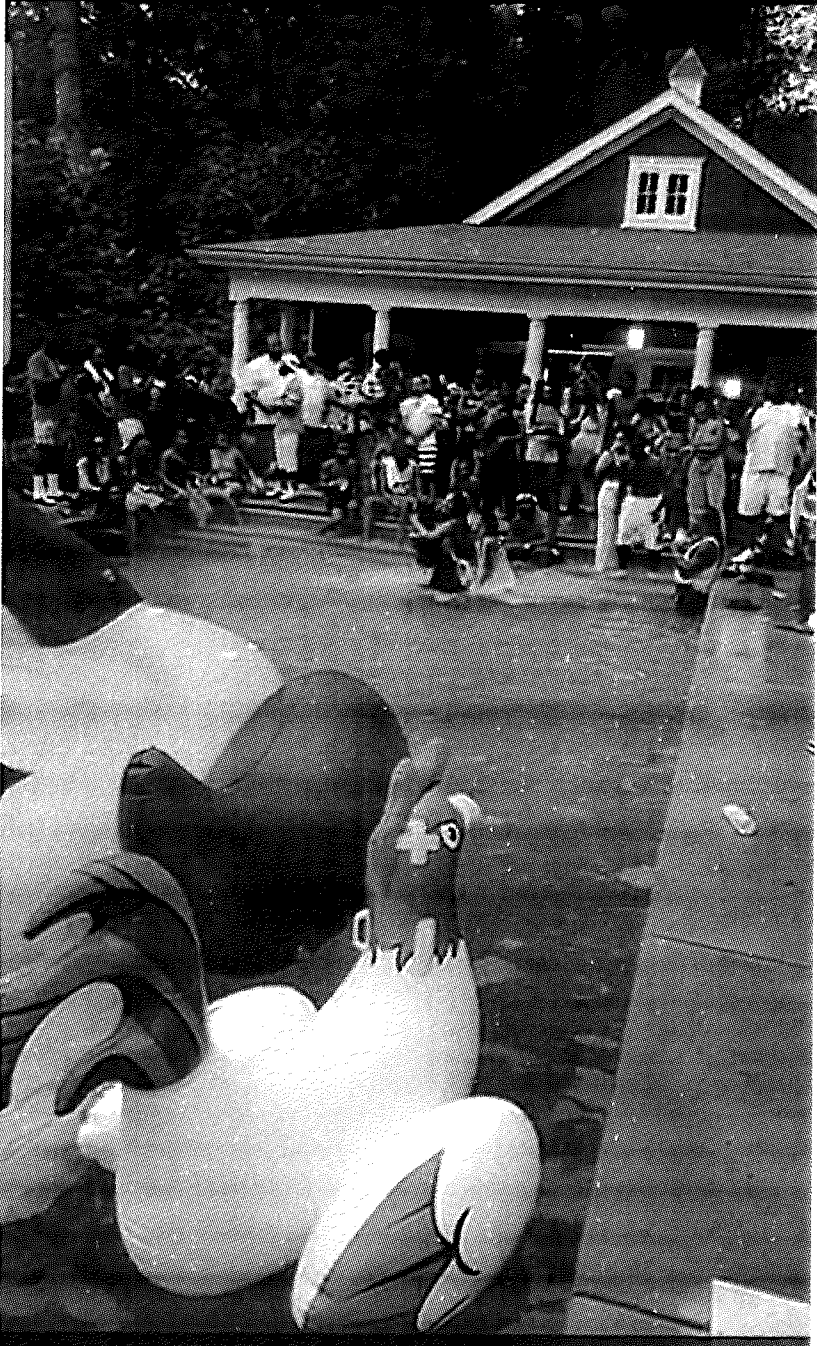
» “Management failed to enforce the lease and . . . (collected) rent above the amount they agreed to accept when signing a HUD HAP contract.”

Source: Indianapolis Housing Police Department

8:59

4G 50%

Details



8:58

4G 51%

Louisville, Kentucky



Details



CONTRACTS

'Poorly drafted' agreements heavily favor firm

Barry and Karen Page were fairly typical LDG Development customers — desperate to own a home but living close to the edge.

Source: Courier Journal Sep 9, 1996
David Heath - R.G Dunlop

One couple's woes leave them confused and upset

George and Carol Burks longed to own a home. But they feared that her bankruptcy a few years earlier might make financing impossible.

Into the breach stepped LDG Development, a fledgling real-estate company just beginning to make a big splash in the western Louisville housing market.

As quickly as you could say "sign here," the Burkses had plunked down \$2,500 for the right to buy a newly constructed house at 2826 Virginia Ave. in the Parkland neighborhood. A month later, in June 1995, they moved into their

It didn't strike the Burkses as a bad deal. Just two weeks before they signed the agreement with LDG, the house was appraised for \$75,000.

But when the house went on the tax rolls this year, it was assessed for only \$54,600 — nearly \$13,000 less than the Burkses had agreed to pay. And even that assessment was too high to suit LDG, which as owner had to pay the property taxes.

So the company petitioned the county's property valuation administrator for a reduction in the assessment on the grounds that the



BY DURELL HALL JR., THE COURIER-JOURNAL

Carol and George Burks agreed to pay \$67,500 — \$28,220 more than the tax value set later — for this camelback-style home in the Parkland neighborhood of western Louisville.

Source: Courier Journal Sep 9, 1996
David Heath - R.G Dunlop

OUR OPINION

Source: IndyStar 2-22-10

Payback time for lax landlords

Residents of the Cambridge Station Apartments say it's hard to get a pizza delivered after dark to the Far-Westside complex. The delivery drivers' caution is understandable.

From 2006 to 2009, police runs to the 456-unit complex more than doubled. But even as crime surged, taxpayers forked over \$2.3 million in federal housing payments to Cambridge Station's owners.

Now, the public may get some of the money back. The Indianapolis Housing Authority last week demanded that LDG Development LLC, the Louisville, Ky.-based company that owns the apartments, repay almost \$810,000 in federal subsidies.

Housing Authority investigators say the owners were negligent in trying to keep criminals out of the complex. Worse, according to the authorities, LDG Develop-

ment's employees contributed to the crime spree.

"Employees engaged in a widespread pattern of criminal activity including dealing in narcotics, residential entry, firearm offenses and welfare fraud," Housing Authority officials wrote in demanding the repayments. "The continuing employee misconduct further created one of the most expansive counter-intelligence operations seen in the City of Indianapolis."

The Housing Authority's aggressiveness in trying to recoup the payments is an encouraging sign that federal and local officials will no longer simply write checks to owners, who often are based out of state and woefully out of touch with conditions at their properties.

Police say crime at the apartments, which sits across 10th Street from a campus that includes Ben Davis High School,

has fallen in recent months, but even that progress is shrouded in tragedy. The crackdown came after 18-year-old Rodney Harris was shot to death at the complex in September.

Cambridge Station is by no means the only federally subsidized local housing complex plagued by rampant crime. Two years ago, after an investigation by The Star's Matthew Tully, the Housing Authority demanded that owners of the Phoenix Apartments in the Meadows neighborhood repay more than \$140,000 in federal subsidies.

That type of crackdown needs to continue, and expand.

Taxpayers have handed over millions of dollars to landlords for housing that is frequently unsafe and often poorly maintained. Such subsidies should stop until the owners get serious about better policing their properties.

The Courier-Journal

KANNETT NEWSPAPER

LOUISVILLE, KENTUCKY

SUNDAY, SEPTEMBER 29, 1996

DREAM HOME **OR** DEAD-END DEAL?



Inner-city developer took ownership hope, turned it to despair

Stories by DAVID HEATH and R.G. DUNLOP

The Courier-Journal

James Samuels Sr. feared his poor credit history would prevent him from owning a home.

So he and his mate, Robbi Davis, were excited in May when Samuels signed a lease and paid \$2,500 for

FINDINGS

In its look at LDG Development, The Courier-Journal found:

\$261K more sought from Cambridge

Local and federal housing officials are seeking repayment of an additional \$261,240 from the owner of the Cambridge Station Apartments on Indianapolis' Far Westside.

The Indianapolis Housing Agency sent a second "demand notice" Monday that details additional fraud accusations and other wrongdoing against the landlord, Louisville, Ky.-based LDG Development LLC. LDG also was targeted last month with a nearly \$810,000 demand.

The new notice is based on an analysis of 40 housing subsidy contracts at Cambridge Station that found suspected "deficiencies" or violations of federal housing rules in 33 of them.

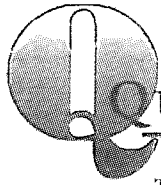
It also says LDG failed to pay property taxes totaling \$115,060 in Indianapolis and in Louisville and Lexington, Ky.

Officials from the U.S. Department of Housing and Urban Development and IHA police met with LDG's Indianapolis attorneys Monday and extended a deadline for repayment on the first notice until March 22. LDG

will respond with specific disputes to items in each of the two demand notices, according to Steve Golden of the IHA's Office of Special Investigations.

A Courier-Journal investigation has found that they are not alone in their plight. More than half of 17 LDG tenants interviewed had similar complaints. And numerous authorities on real estate question whether LDG's option deals are fair, especially because many of those signing the agreements are struggling financially and are inexperienced in home buying.

Source: The Indianapolis Star
March 9th, 2010



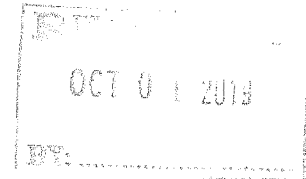
QUAIFE FINANCIAL GROUP

8134 New LaGrange Road, #103 • Louisville, KY 40222-4688
Tel: 502.412.5069 • Fax: 502.327.4648 • Res: 502.228.0320 • Cell: 502.533.4539 • rquaife@ft.newyorklife.com

Robert H. Quaife, CLU, ChFC, MSFS
Financial Adviser*

Sept. 27, 2019

Ms. Lisa Osanka, Executive Director
Louisville Metro Housing Authority
600 South 7th Street
Louisville, KY 40202



Re: 10500 and 10600 US Highway 42, Prospect, Ky 40059

Dear Madam,

I am the owner of a Historic Site on the National Register and wish to be considered an **interested party** with regard to the project proposed by LDG Development located at 10500 and 10600 US Highway 42 Prospect, KY 40059

There are multiple Registered Properties within the area immediately surrounding the site which will also be impacted by the proposed LDG project.

According to section 106 of the National Historic Preservation Act agencies utilizing Federal funds are required to consider impacts, including visual impacts, of their undertakings on the ability of historic properties to convey their historical significance.

Included in the communication is an extensive discussion of Section 106 under NEPA where you can review this requirement in further detail.

It is incumbent upon an applicant (the project developer) to undertake this process in a competent and ethical manner as part of the overall approval process.

A step by step outline is on page 203 of the enclosed explanation of Section 106. The applicant must be informed that each step must be satisfactorily completed and provided to approving authorities.

As an **interested party**, I must be included in all notices and reports that are communicated and received by your agency, as well as any and all other interested parties.

Robert H. Quaife, Registered Representative offering securities through NYLIFE Securities LLC Member FINRA/SIPC
9300 Shelbyville Rd., Ste. 1250, Louisville, KY 40222 • 502-327-8589

*Financial adviser offering investment advisory services through Eagle Strategies LLC, A Registered Investment Adviser
Quaife Financial is not owned or operated by NYLIFE Securities LLC or its affiliates

Since my property and other associated historic sites will likely be severely impacted in multiple ways, including visual, I will be closely monitoring your agency's adherence to the guidelines and requirements outlined in Section 106.

Your response to this letter should include your acknowledgement of receipt as well as your providing me with the appropriate application to be approved as an interested party.

This proposed project is highly significant to the historic character and visual appeal of multiple historic sites in the affected area and the community as a whole, as well as approved interested parties who will carefully assess your attendance and supervision of this process.

I look forward to your prompt reply.

Respectfully submitted,

A handwritten signature in cursive script, reading "Robert H. Quaife".

Robert H. Quaife, CLU, ChFC, MSFS

Interested Party

Owner of the Historic Registered property located at
7223 Old Clore Lane
Prospect, KY 40059

Cc: Greg Fischer, Mayor, Metro Louisville
572 W. Jefferson Street
Louisville, KY 40202

COMPARISON OF VISUAL IMPACT ANALYSIS UNDER THE NATIONAL ENVIRONMENTAL POLICY ACT AND SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

Robert G. Sullivan, Visual Resource Scientist, Argonne National Laboratory¹

Mark E. Meyer, Visual Resource Specialist, National Park Service

Daniel J. O'Rourke, Principal Cultural Resources Specialist, Argonne National Laboratory

Abstract.—Section 106 of the National Historic Places Act requires Federal agencies to consider the impacts, including visual impacts, of their undertakings on the ability of certain historic properties to convey their historic significance. Visual impacts of Federal agency undertakings must also be considered under the National Environmental Policy Act of 1969 (NEPA) for their potential to affect historic properties, scenic resources present in the landscape, and the scenic experiences of people who view the landscape. This paper discusses important differences between visual impact analysis (VIA) under Section 106 and under NEPA. In essence, VIA under Section 106 looks at impacts on places, while a NEPA VIA includes impacts on the people at those places and on the larger landscape. Where there are potential visual impacts on both scenic values and historic properties, both NEPA and Section 106 VIAs must be conducted.

INTRODUCTION

In considering the effects of proposed projects or activities on society and the environment, assessment of visual impacts is important to several types of resources. Obviously, visual impacts affect purely scenic resources and people's scenic experiences of the landscape. However, projects or activities may affect other resources and experiences that have an important visual component or aspect such as wild and scenic rivers, wilderness, or historic sites and trails.

Even though the quality and condition of these different resources are vulnerable to visual impacts, the unique characteristics of each resource call for somewhat different approaches to visual impact assessment (VIA). In practice, varying VIA approaches are used for different reasons that sometimes go beyond fundamental distinctions in the nature and role of the visual experience. Different laws, regulations, and/or policies of the various agencies responsible for managing these resources may dictate VIA practices for different resources (though this is seldom stated explicitly).

When conducting VIAs, there may be confusion about the resources that must be evaluated and the appropriate method for assessing impacts on a given resource. When stakeholders focus on a particular resource or when impact assessment professionals are accustomed to using a familiar methodology, the result may be a tendency to see the impacts and assessment approach through the "lens" of the resource they are accustomed to dealing with. This can result in overlooking important impacts and/or using inappropriate methods to conduct the assessment.

Section 106 of the National Historic Preservation Act requires Federal agencies to consider the impacts, including visual impacts, of their undertakings on the ability of certain historic properties to convey their historic significance. Under the National Environmental Policy Act of 1969 (NEPA), Federal agencies must consider visual impacts of proposed projects, including potential effects on historic properties, scenic resources, and the scenic experiences of people who view the landscape. This paper discusses important differences between visual impact assessments (VIA) under Section 106 and under NEPA.

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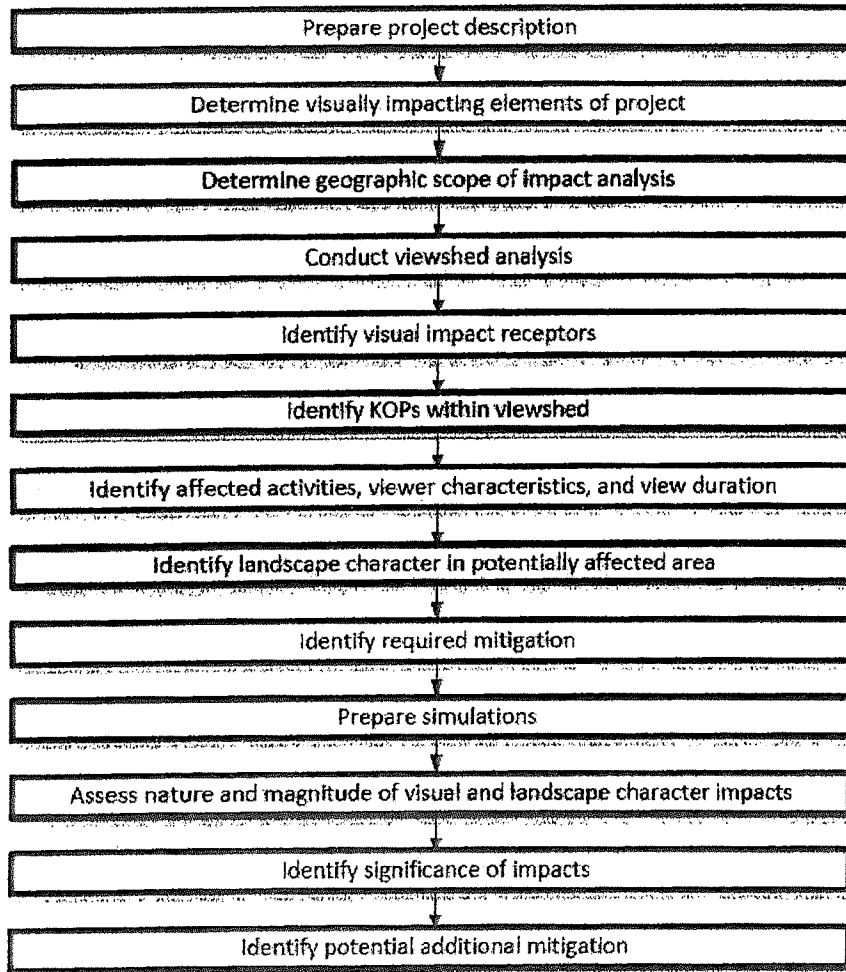


Figure 1.—Typical scenic resource VIA process under NEPA.

as seen from KOPs, that the proposed project may cause. The contrast determinations are used as a basis to determine potential impacts on viewers' visual experiences. These methods also generally include measures of viewer sensitivity that account for the number of potential viewers at a given KOP, the nature of the viewers, the activities in which they are likely to be engaged while viewing the proposed project, and the duration of the views. For example, potential differences in impacts on residents, visitors, commuters, and recreationists are factored into the sensitivity analysis. The sensitivity analysis also typically considers public concern for scenic values in the vicinity of the KOP, including special designations such as congressionally designated wilderness areas and national parks. The methods account for visibility factors, such as the distance from the project to the KOP, the presence of screening elements in the

landscape, and the visual properties of the project elements (e.g., color, size, reflectivity, and motion) since these factors affect the magnitude of the visual contrast from the project. Viewer sensitivity is then typically combined with the predicted magnitude of visual contrast from the project to make a final determination of the level of impact (often described as negligible, minor, moderate, or major, or similar descriptors).

Scenic resource VIAs for NEPA EISs routinely use viewshed analyses to determine the potentially affected area. A maximum distance is established around the project within which visual impacts will be assessed. Visual impacts are usually considered direct impacts that can sometimes extend for long distances from the project; for example, proposed wind power projects may have impacts up to 30 miles away (e.g.,

Landscape Character and Landscape Assessment

In addition to impacts on people and impacts on underlying scenic values, a third type of impact with a strong visual component is often referred to as “landscape effect,” or “landscape character impact.” Landscape character is defined as the “distinct, recognizable, and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse” (Landscape Institute and Institute of Environmental Management and Assessment 2013). Landscape character is not necessarily entirely visual in nature; it arises from the “interplay of physical, natural, and cultural elements of the surroundings and the way that people perceive these interactions” (National Cooperative Highway Research Program 2013), and includes the concept of “sense of place” (Landscape Institute and Institute of Environmental Management and Assessment 2013). It is a product of both the natural and human influences on the landscape. Typical landscape character descriptors include “natural,” “rural,” “suburban,” and “urban,” words that encompass a combination of physical elements, but also human land uses and humanmade cultural elements that suggest an overall “feel,” pattern, or character of an area. Landscape effects are changes in the landscape, its character, and its quality (Landscape Institute and Institute of Environmental Management and Assessment 2013).

Assessment of landscape effects is an integral part of environmental impact assessments in the United Kingdom (UK) and constitutes a completely separate but related assessment to the VIA (Landscape Institute and Institute of Environmental Management and Assessment 2013). Under the terms of the European Landscape Convention, to which the UK is a signatory, landscape is considered a separate resource in its own right, not simply an element of visual, ecological, cultural, or other individual resources commonly associated with the landscape (Council of Europe 2017). U.S. Federal agency VIA methodologies do not require formal assessment of landscape effects, but both the NPS “Guide to Evaluating Visual Impact Assessments for Renewable Energy Projects” (Sullivan and Meyer 2014) and the FS Scenery Management System (USDA Forest Service 1995) refer to “landscape character” or “scenic character,” though in a more restricted sense than the term is used in

UK environmental assessments. Similarly, the NPS Visual Resource Inventory system assesses landscape character (Sullivan and Meyer 2016) but limits the assessment to those elements of character that are evident within visual elements, rather than assessing both visual and non-visual aspects of landscape character, such as sounds, or feelings of tranquility or remoteness. Landscape effects are sometimes discussed in U.S. EISs, but generally in a much more limited way than in VIAs in the UK. They may be considered as being related to effects on underlying visual values, which are inherent attributes of the landscape rather than simply being elements of views from KOPs. Figure 1 shows the steps in a typical “scenic resource VIA” including assessment of landscape character impacts.

In summary, general conclusions regarding “scenic resource VIAs” under NEPA include the following:

- Where Federal agency actions are likely to cause significant visual impacts that cannot be mitigated to a level of nonsignificance, NEPA requires that those impacts be assessed in an EIS.
- NEPA does not specify a methodology for the conduct of VIAs. Federal agencies may specify VIA methodologies as they apply to projects within their jurisdiction or rely on contractors to select or create VIA methods, and as a result, VIA methodologies in use vary somewhat.
- The widely accepted minimum standard for VIAs conducted as part of EISs under NEPA is to assess a proposed project’s or action’s visual contrast in a KOP-based analysis that then examines the effects of the visual contrast on the human visual experience. In this type of analysis, the impact receptors are human beings. Viewshed analysis and visual simulations are commonly used as tools for visual contrast assessment in a KOP-based analysis.
- KOP-based impact analyses usually include various measures of viewer sensitivity. These account for characteristics of the potential viewers, including their numbers, their nature (e.g., residents or tourists), the activities in which they are engaged, and the location from which they are viewing the project (including specially designated areas), as well as the anticipated length of time the project would likely be in view.

often much smaller than the area of impact analysis for visual impacts, which may extend for very long distances depending on the project type as noted above. However, in some Section 106 analyses where visual impacts are anticipated, an indirect effects APE may be identified that is considerably larger than the standard APE (e.g., see Bureau of Land Management and Wyoming State Historic Preservation Office 2014).

In some respects, conducting a VIA under Section 106 may resemble a VIA under NEPA. Viewshed analysis is commonly used to determine the APE. Simulations may be used, and, given that simulations require viewpoints, KOP-like viewpoints may be used in a Section 106 analysis. However, they are not necessarily selected based on viewer usage and preferences. Also, the assessment does not consider viewer sensitivity or analyze impacts on scenic values of the project area or the larger landscape, although impacts on visual quality may factor into the assessment of adverse effects on historic property integrity (see discussion below).

Adverse Effects Under Section 106

Unlike scenic resource VIAs under NEPA, the impact finding in a Section 106 review is either “adverse effect” or “no adverse effect”—the proposed project or activity either adversely affects the integrity of setting, feeling, and/or association, or it does not. There is no assessment of the relative degree of impact such as “negligible,” “weak,” “moderate,” or “major.”

Under Section 106:

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. ... Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative (U.S. Code 36 CFR Part 800.5).

U.S. Code 36 CFR Part 800.5 cites as an example of adverse impacts, “Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features.”

36 CFR Part 800.5 regarding VIA analysis under Section 106 is important for several reasons:

- 1) It makes it very clear that visual elements, which would include a proposed project or activity, can cause an adverse effect.
- 2) It points out that impacts can be “removed in distance,” that is, do not need to physically contact or be at the same location as the historic property.
- 3) It identifies the historic property, rather than people and their aesthetic experience, as the impact receptor.

It should be noted that some historic properties include “designed landscapes” that may include purposefully designed views, vistas, or view corridors. In these cases, the view itself is a significant characteristic of the historic property. Therefore, changes to these designed views, vistas, or view corridors may adversely affect the integrity of the property’s design, not simply causing visual effects on integrity of setting, feeling, or association.

State Historic Preservation Office Guidance on VIAs Under Section 106

SHPOs may establish requirements for conducting a VIA under Section 106 and in some cases SHPO guidance may blur some of the “lines” between Section 106 VIAs and VIAs under NEPA. For example, the Delaware SHPO guidance document “Assessing Visual Effects for Historic Properties” states that adverse effects on historic property integrity can include aesthetic effects that occur “when there is an effect on the perceived beauty of a place or structure. Adverse aesthetic effects on historic properties are those that impair the character or quality of a historic property, and thus cause a diminishment of the enjoyment and appreciation of the property” (Delaware State Historic Preservation Office 2003). The guidance also states that impacts that have obstructive effects (those that literally block views of or from a historic property) may also cause adverse effects on the integrity of a historic property.

The Delaware SHPO guidance goes on to state that aesthetic effects can occur through: 1) elimination of open space or a scenic view, or 2) introduction of a visual element that is incompatible, out of scale, in great contrast, or out of character with the surrounding area. The guidance identifies as potentially adverse

effects the loss of elements that "... contribute to the visual character or image of the property, neighborhood, community, or localized area with which the property is associated. ..." (Delaware State Historic Preservation Office 2003, p. 4).

In this case, the Delaware SHPO guidance introduces elements of scenic views and visual character into the Section 106 assessment, though apparently without considering viewer numbers, viewer type, view duration, and other factors that constitute viewer sensitivity. Importantly, the context for the assessment of aesthetic effects is still whether or not they cause an adverse effect on the integrity of the historic property. As such, this assessment is still fundamentally different from a VIA under NEPA where the effects are on the visual experience of viewers and the visual resource values of the surrounding area. In a Section 106 analysis in Delaware, effects on the visual experience of viewers and on the visual resource values of the surrounding area might affect the integrity of a historic property but are not impacts in their own right which must be addressed.

In general, the Delaware SHPO guidance suggests that SHPOs have considerable leeway in interpreting visual impacts under Section 106 and may introduce elements of scenic considerations and visual character into their VIA methodologies. However, the ultimate goal of the VIA is still to assess effects on integrity of the historic property.

In summary, general conclusions regarding VIA under Section 106 of the NHPA include:

- Where Federal agency actions are likely to cause adverse effects on the integrity of a historic property listed or eligible for listing on the NRHP, the NHPA requires that those impacts be assessed in a Section 106 review.
 - The NHPA does not specify a methodology for conducting VIAs under Section 106. SHPOs may establish requirements for conducting a VIA under Section 106, or Federal agencies may work with SHPOs to establish PAs on the conduct of VIAs under Section 106.
 - VIAs conducted under Section 106 assess a proposed project or action's effect on integrity of the historic property. In the case of visual impacts, integrity of setting, feeling, and/or association is normally the concern.
- Section 106 review may use a KOP-like visual impact analysis approach but it does not consider measures of viewer sensitivity. Section 106 analyses often use viewshed analysis and may also use visual simulations.
 - In a Section 106 VIA, impacts are classified only as adverse effects or not adverse effects without using a graduated scale of magnitude (e.g., negligible, minor, moderate, or major).
 - Unlike VIA under NEPA, Section 106 clearly specifies what constitutes an adverse effect.
 - Section 106 specifies that the impacts are on historic properties' integrity, not on the views of historic property visitors, visual resource values, or landscape character.
 - SHPO guidance may incorporate scenic considerations and other elements of VIA usually associated with VIA under NEPA. However, these effects determine impacts on historic property integrity and are not considered impacts in their own right.

DISCUSSION AND CONCLUSION

36 CFR Part 800.5 regarding VIA analysis makes it clear that alteration of certain characteristics of a *historic property* are the potential effects that are analyzed under Section 106, but there is no mention of people or their aesthetic experiences. While the impact is clearly visual in nature, and thus connected to the human visual experience, the effect is on particular aspects of the historic property, not on the viewers, even though a human judgment about integrity of setting, feeling, and association is required. Effects under Section 106 are independent of the number and types of viewers, view duration, aesthetics, and visual resource quality and condition, all of which are included in a "scenic resource VIA" under NEPA. SHPO guidance may incorporate scenic considerations and other aspects of a "scenic resource VIA" under NEPA, but the effects are still used to determine impact on the integrity of a historic property, not on people or the visual resource values of the landscape.

If a VIA for a proposed Federal action is limited to a Section 106 analysis of visual impacts on historic properties, potential effects on the visual character or quality of a landscape and the visual experience of persons viewing the landscape will not be analyzed. If

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- National Preservation Institute. 2017. **Environmental assessment**. <https://www.npi.org/NEPA/assessment> (accessed March 29, 2018).
- Smardon, R.C.; Palmer, J.F.; Knopf, A.; Grinde, K.; Henderson J.E.; Peyman-Dove, L.D. 1988. **Visual resources assessment procedure for U.S. Army Corps of Engineers**. Vicksburg, MS: U.S. Department of the Army, Corps of Engineers, Waterways Experiment Station. 97 p. <http://blmwyomingvisual.anl.gov/docs/vrap.pdf>.

LDG's Proposed Apartment Complex on 10500/10600 U.S. HWY 42 may cause major flooding across U.S. Hwy 42 & Rose Island Road in Prospect KY.

I and others believe this project is not suitable for the 13 acre site. Previously named "Sand Hill" by the locals, the property is well known for its sandy soil and steep hillsides. Most of the proposed 13 acre building site sits at the bottom of much higher and steeper elevations on three sides.

Extensive tree canopies currently cover much of the land. The elimination of these canopies per the current plans will also add to the rain water flooding conditions noted in this paper.

U.S. HWY42 provides the only underground culvert and drain for several hundred acres that make up this geologically sensitive and unstable watershed area.

A previous resident (Block) noted that his father, a construction contractor, attempted to dig a pond on the property at the end of summer, during a long dry spell. Before it was finished the sandy soil started to liquify and his heavy equipment barely made it out of the hole before it started to fill in with water. The next morning the pond was completely filled with water.

Another previous owner/resident (Hubbard) constructed a large home on the property. In doing so he encountered major flooding in the basement during construction that resulted in having to fill the basement back in with dirt until a level could be reached above the waterline.

There are many natural springs emanating from the glacial sand aquifer that permeate this property location, including a deep water stream that passes through the center of the 13 acre site. The stream flows extremely fast and heavy during the rainy

season and has been noted to overflow its banks on some occasions.

Constructing buildings and paving over major portions of the 13 acres will likely cause catastrophic flooding onto HWY 42.

Engineers for the proposed housing development may not be aware that currently, the sandy soil is keeping the U.S. HWY 42 from flooding and spilling over the highway at the bottom of the hill.

Sandy soils have the highest percolation rate of all soil types and this natural watershed is currently protecting drivers from hydro planing on a wet roadbed when they are driving up and down the hill on HWY 42.

Several hundred acres currently drain into the 13 acre site. Much of that runoff percolates (seeps) into the ground before reaching the culvert under the highway.

The rain water culvert under HWY 42 often times fills up as observed during heavy rain downpours.

LDG has plans for five or more buildings (all surrounded by parking lots) that would seal off the natural sponge that the land currently provides. The foundations for those buildings would eventually become compromised. All of the impervious surfaces would overflow including any retention ponds.

This could easily triple the amount of stormwater runoff, flooding HWY42, and Rose Island Road, undermining both roadbeds and culverts and create flooding never seen before on the Wallace farm, across HWY 42 from the proposed development.

If the soil was currently clay, we would already have flooding on the highway and Rose Island Road. The sandy soil watershed

has been preventing flooding from happening ever since the highway was completed (all four lanes) in 1937. This is why this watershed area must be protected.

Verification of the facts and conclusions made in the paper can be obtained from three previous residents and property owners, Block, Hubbard, & Hahn.

Submitted by,

Robert Jackson - Friends of 42 LLC



LOUISVILLE METRO COUNCIL

SCOTT REED
DISTRICT 16 COUNCILMAN

September 17, 2019

DEBBIE CARROLL
LEGISLATIVE ASSISTANT

Louisville Metro Housing Authority (LMHA) *Via email*
420 South Eighth Street
Louisville, Kentucky 40203

Attention: Ms. Lisa Osanka, Executive Director
Mr. Manfred Reid Sr., LMHA Board of Directors Chair

Re: Prospect Family Apartments
10500/10600 US Highway 42
Project Based Vouchers

Dear Ms. Osanka and Mr. Reid,

Thank you for graciously sending the documentation that were received as part of the decision-making process for awarding Project Based Vouchers (PBV's) for the above referenced, proposed development. They have been helpful to me in trying to understand LMHA's approval process and the proposal to develop the subject properties.

My review has left me with many questions/concerns. I would like to present them to you in hopes that you may help clarify how the LMHA came to the decision to approve this project and hopefully this and future decisions would take these points into consideration.

1. What is the LMHA's first and primary goal in providing PBV's? Is the welfare of the affected tenant part of the decision process?
2. Is there an appeal process for housing advocates or neighboring property owners to challenge the approval decision? If so, what is the timeframe for such an appeal and who is allowed to make such an appeal?
3. The cover letter from the applicant, LDG Development (LDG), seems inconsistent and in conflict with the answers provided on the application, in particular the proximity to transit and jobs. Did the Authority recognize this and take any action to ensure that the correct information was considered during the review?

4. It seems LDG is the primary developer for government subsidized developments in Metro. Is there an effort to find other developers for these types of projects? How many groups have received PBV's in the past 24 months?
5. When awarding a project as well as the selection of tenants, is consideration given on the ability/access to necessary automobile transportation especially in light of the challenges posed by the location of this property?
6. If the developer owns the property and it is already zoned appropriately, the Metro zoning process and the case manager are not tasked with intricate details regarding traffic, sidewalks, binding elements, etc. as they would in a zoning change. Therefore, as in this case, these important issues are not addressed which may/likely negatively affect the welfare of the tenant.
7. Since the need for more affordable housing is noted as a reason for the development, how is relocating people from other areas to fill this development helpful to that stated goal?

In summation, my review tells me that the property/area is unsuitable to any large multi-family complex, especially if those expected to utilize these domains are reliant on bus transportation. Areas of concern are:

- a. The proposed development will be located on US Highway 42 on 13 acres and surrounded by rural type homes/acreage. US 42 is a four-lane highway that is heavily travelled. There are no sidewalks connecting the property to services, shopping and neighborhoods and the nearest TARC bus line is almost a half mile away and only runs two times per day.
- b. The property is not in a high opportunity area as claimed in LDG's cover letter especially as relating to employment. There are few jobs or employers available. The closest employment centers (Eastpoint and Hurstbourne) are approximately seven miles away with no bus access from the proposed development. (The only bus within a mile of the location commutes to downtown not employment centers.)
- c. The closest Neighborhood Place or government facilities are on Algonquin Pkwy or Market St. which are approximately 14 to 18 miles away depending on the route taken.
- d. LDG's lack of concern for the surrounding neighbors/area is disturbing. This was proven true when recently it was discovered that the LMPD and other agencies visited the subject location on several occasions. Parties/events resulting in noise, traffic problems, drunkenness, etc. have occurred. When authorities investigated further, they found needles, pitbulls, etc. in the current home which was being rented out. This is occurring

prior to any approval of the development by the Planning Commission. At the writing of this letter, we understand this has been referred to Public Nuisance and LDG is in the process of evicting the renter.

Finally, as in this case (a Category 3 Review), Metro Planning is only tasked with an administrative review (complying with the Land Development Code). They do not review, as stated earlier, infrastructure facilities and services outside of the development. Therefore, there is a serious disconnect in the process. If transportation, sidewalks, employment centers, etc. are not addressed appropriately at LMHA or Metro, the welfare of the relocated residents and the high opportunities hoped for them is questionable.

I look forward to your reply regarding my questions/concerns and helping me to understand the approval process.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Reed', written in a cursive style.

Scott Reed
District 16 Councilman
Louisville Metro Council

From: [Halbleib, Tom](#)
To: [Ashburner, Clifford](#)
Cc: [Liu, Emily](#); [Dock, Joel](#)
Subject: Veridian Project
Date: Monday, October 19, 2020 4:28:06 PM
Attachments: [19-CAT3-0014SEWER RevisedPlan 092820.pdf](#)
Importance: High

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

Cliff:

As you know, we are counsel to River Fields, Inc. I understand that you represent LDG Development in connection with the Veridian at Prospect's Edge development. Transmitted is a sewer plan for the project. It indicates that several hundred feet of sewer would be placed on the Wallace Farm property, outside of the boundaries of the US Highway 42 right-of-way. I write to note that this would violate the Conservation Easement River Fields holds on the Wallace Farm property. Any use of the conserved land, or grant of an easement, for sewers would violate River Fields' conservation easement. I also understand that MSD generally will not condemn private property interests to support sewers for new private development projects.

Moreover, I believe the Wallace Farm property to be eligible for listing on the National Register of Historic Places. I understand that the LDG project involves federal funding, meaning that approval would require the United States to undertake certain processes, including the process described in Section 106 of the National Historic Preservation Act. I understand that a Planning Commission hearing has been scheduled with respect to this matter for Thursday. I suggest that LDG refrain from proceeding until these issues are addressed.

Tom Halbleib

Member

Direct: 502-681-0447

Mobile: 502-262-0481

thalbleib@stites.com

STITES & HARBISON PLLC

400 West Market Street, Suite 1800, Louisville, KY 40202-3352

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From: [Carol Barr Matton](#)
To: [Dock, Joel](#)
Subject: 10500-10600 U.S Highway 42
Date: Monday, October 19, 2020 10:14:08 PM

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 Mr. Dock,

I am the new owner of 10601 US Highway 42. I would like you to know I am vehemently opposed to this Veridian Apartment Project. There's confusion about whether this is a condo or apartment development. If it is intended for low income housing or luxury condominiums, it will change the fabric of this historic area. My property, Sand Hill and others close by have historic significance which should be respected. The area and traffic will become unmanageable with the number of units being proposed. The immense green space that will turn to concrete and buildings in a community that has respected the every important fauna and flora of the area is a tragedy. There is already significant traffic issues on US 42 in this area. Just yesterday I heard and saw I wreck of great destruction and injury to automobiles and humans. If the proposed Veridian Apartment Project wants to be an opportunity for low income residences, we must look at the big picture. There is no Tarc or Tarc3 accessibility. The closest stop is well over 5 miles away. How can such a complex be attractive to buyers or renters without public transportation available. I have a family member who uses Tarc3 and know this location would be extremely difficult for door to door pick ups. Tarc3 struggles with the areas close in and heavily requested locations like downtown and the UPS drop off site. This would be another hour of commute time for the people traveling to this locations if Tarc became available.

If the development switches gears and no longer wants to qualify for the tax benefits for low income housing it still is not a viable location for such a large and densely populated complex regardless of price point or luxury level.

As a parent of a adult who qualifies for low income housing, it is an impossible equation to be able to afford to buy or rent any property in this development and not lose the privileges of SSI. How could any individual or family have the financial means to afford such a condominium as described with the government regulations to qualify for low income housing. As rental units there price pony would be prohibitive.

I would like the agenda available well in advance of the hearing. The following issues must be discussed.

1. The business plan of the selling cost(s) of each unit to justify viability for the low income housing individual.
2. The qualifications of the building specifications that convey to state and Louisville regulations for the area.
3. Results of an independent traffic study to see if this is safe and viable change given with the extreme increase of traffic patterns on an already heavily used road.
4. Clarification of how this development will be constructed to be similar in construction and

design with the other residences in the area, as is the requirement in the Louisville Government bi-laws.

It is most important to have these questions answered during the hearing with backup documentation.

Should you have questions, Please feel free to email me.

Best,

Carol Barr Matton
Sand Hill
10601 US Highway 42,
Prospect, KY 40059

From: [Cathy Wilkerson](#),
To: [Dock, Joel](#)
Subject: Proposed 164 Unit Housing Development/US42 Prospect
Date: Monday, October 19, 2020 10:51:16 PM

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Joel,

I am writing in regard to the 164 unit housing development proposed for US 42 in Prospect, KY. I am a current resident in the Hillcrest subdivision about a mile east of the property. I have owned my home for 20 years, having moved to Prospect specifically for the plentiful green space and hometown feel - no buses, no large apartment complexes, and at that time, low traffic. Flash forward 20 years and the traffic on US42 is horrific. Imagine my surprise to learn there is a large, 164 unit housing complex planned right at the bottom of the hill coming from Oldham county. Not only would this complex change the look and feel of our community (the very reason most of us pay an extremely high premium to have), but would substantially exacerbate the already undeniable and serious traffic issues in this corridor.

I am perplexed as to why this development is being planned in this area. It is not centrally-located, is not near public transportation or Jefferson County schools, and does not take into account the obvious existing traffic issues. There are numerous centrally-located spaces that would be a much better and more logical fit for this development, and there is absolutely no plausible reason for this location to be chosen for this multi-unit complex. Frankly, I'm extremely confused who could make such a slipshod choice, much less that it has been given any serious consideration. Not only is the location choice inconceivable for it's lack of proximity, but the thought that someone has not taken the existing traffic issues into account is incomprehensible.

I respectfully request that this development not be approved to mitigate further traffic concerns, as well as to preserve the existing Prospect landscape and ambiance that the residents here love.

Please reply as I would like to know that my opinion has been given it's due consideration.

Sincerely,
Cathy Wilkerson
Cwilkerson@mac.com

Sent from my iPad