

louisville planning & design  
444 south fifth street  
louisville kentucky 40202

RECEIVED

JUN 23 2017

re: District Development Plan Application  
Letter of Explanation

DESIGN SERVICES

12 May 2017

The site at 2510-2518 Portland Avenue is an urban infill project on an empty site near the corner of Portland Ave and 26th Street. The site previously was divided into several single family residences, but it is a vacant grassed lot now. The developer would like to redevelop the site as three mixed use buildings. They would include six residential units on the second floors and four commercial units (4,871 sq. ft.) on the ground floors with storefronts facing Portland Ave. The gross square footage of the buildings will be 9,742 sq. ft. A parking lot of 15 spaces will be added to accommodate the parking needs of the site. The addition of this mixed use development will contribute to the neighborhood core by extending available commercial space and residential options.

regards,

jeff rawlins  
architectural artisans